

An Bord Pleanála

64, Marlborough Street

Dublin 1

DO1V902

Re: Ref-313220 Dundrum Village SHD, Old Dundrum Shopping Centre and Other Properties, Main Street, Dundrum, Dublin 14

Dear sir/Madam

I agree that the area of the old shopping center and main street in Dundrum needs redevelopment and that homes are needed in our area. However I think this plan is not suitable for the Dundrum area,

1) Dundrum has been rezoned as a major town centre. It's zoning is for mixed use. I believe that means there should be a mixture of residential , cultural, retail and civic area. This proposed planning application is 95% residential and is a material contravention of the DLRCOCO brand new area development plan (2022-2028) and certainly could not be considered mixed use.

2) There is no civic square or plaza at the heart of the village. Such an amenity would help to foster community development and cohesion in the area. 'We need significant public space for cultural and family activities' (Imagen DundrumPublic Meeting June 2017)

3) The scale of the proposed development is enormouse when compared with the low density modest suburban dwellings of Laurel/Sweetmount Park which is approx. 50 meters across from the proposed development.

4) As I walk down my road of Sweetmount Park my view of The Luas bridge, Taney church and its Christmas tree and Holy Cross church will be obscured by a wall of concrete. Which will be there forever. My son and his children will only know 'the concrete' Dundrum.

5) The 16th storey proposed development on the north side will also be directly in my line of vision as I walk down Sweetmount Park towards the library and the Luas.It is completely out of characture for the area and frankly,not very asthetic pleasing.

6) These high rise developments were pioneered in Ballymun in 1960's and later deemed a complete social failure. With 95% residency proposed we risk imitating that failure.

7) This development is 95% residential but will not contain 95% "homes". One and two bedroom apartments are meant for a transient populations only, who by their nature, will contribute little to the community.

8) The proposed bridge over the bypass will terminate at the entrance to my road. The previous temporary foot bridge brought an increase of vandalism to our immediate area, which can be confirmed by our local Gardai.

I also take issue with the fact that the green area of Sweetmount Park was described as 'underused'. I use this park every single day to walk my dog and constantly meet fellow dog walkers and others. I also pick up the litter in the park so am aware that it is well used.

In conclusion, I welcome some development at the end of my road, but a plan that would fit it and mould itself to the current area and environment would be preferable. High rise buildings are not in keeping with the area and family homes would be most welcome

Regards

Catherine McCann. 28 Sweetmount Park. Dundrum Dublin D14 FP57. [REDACTED]

