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My observation on the Hammerson-Allianz Plans for Dundrum Village

My name is Catherine Naughter and I am a Resident of Dundrum for over 34 years. I am shocked and horrified at the proposed plans by Hammerson-Allianz for our Village. I do realize that it needs regeneration but not in the form of these proposals.

The plans for this small site of 11 apartment blocks ranging in height from 5, 8, 12 storeys and one of 16 storeys is hugely overbearing and out of keeping with the surrounding low density suburban environment.

No provisions have been made in the plans for civic and community facilities, spaces and services.

I am very very worried about the transport infrastructure in Dundrum. Already the luas is absolutely full to capacity at peak times, the Dundrum bypass is at a complete standstill with traffic congestion most days at peak times (mornings, lunchtimes and evenings). How will these proposals which will add so many more people in Dundrum work for us, getting to work and families travelling to leisure facilities and shopping.

The proposals outlined in the plans say the apartments being proposed are for “young professionals”. Many young professionals become part of families who have children. They would need cars, there are only provisions for about 350 parking spaces in a development of 881 apartments.

The proposed development comprising of 95% residential use and 5% non-residential use, on a site zoned as “Major Town Centre”(MTC) with the accompanying land use objective “To protect, provide and improve major town centre facilities” constitutes a Material Contravention of the zoning objective as set out in Table 13.1.11 of the Dun Laoghaire Rathdown County Development Plan 2022 – 2028 and supported by policy objectives throughout the development plan, including the Core Strategy of the recently -adopted development plan. MTC -zoned lands are extremely scarce and valuable resource in the county (0.004% of the county’s land coverage) These lands underpin the Core Strategy of the development plan in terms of proving sufficient quantum of land zoned for primarily multifunctional and employee intensive developments with a possible subsidiary residential use. There is zero policy support in the County Development Plan for predominantly residential schemes on sites zoned for Major Town Centre purposes. An Bord Pleanala are therefore, precluded from granting permission for the development as proposed.

Just to conclude, to me Dundrum Village is a place that respects and reflects its unique history and heritage, a welcoming place for everyone especially for its community.

Catherine Naughter

