

105 Ludford Road,
Ballinteer
Dublin 16.
04/05/2022

An Bord Pleanála
64 Marlborough St.
Rotunda,
Dublin 1 DOI V902

**Re: Proposed Development at Dundrum Village, Co. Dublin,
As submitted by Hammerson – Allianz, SHD. Reference No. 3r 313220.**

Dear Sirs,

Having examined the proposal as submitted to An Bord Pleanála, on behalf of Hammerson-Allianz, for the above-mentioned proposal, I wish to make a submission on my own behalf and would hope that an Bord Pleanála would, in their consideration of this proposal, take into account my observations, as outlined hereunder.

1. It is obvious, from an examination of the documents as submitted with their application, that the main purpose of the exercise, was to squeeze the maximum number of residential units as possible, into the space available, without any consideration for the needs of the local community and persons who have lived in the general area of Dundrum over the last 30-40 years.
2. It is obvious, that in the proposal to have five storey buildings, again squeezed into the space facing on to Main Street, Dundrum, that no attempt was made to integrate these buildings into the existing historical character of Dundrum Village, where Main Street has now become a one-way street, with a very narrow carriageway.
3. No attempt has been made to integrate small local shops, cafes, open spaces or such like, into what should be a vibrant and welcoming Main Street, where locals could spend time, shopping, dining, meeting with friends and generally enjoying the environment.
4. No thought has been given to the possible saving and/or refurbishing existing buildings on Main Street, even though this is designated as an Architectural Conservation Area, in the County Development Plan 2022-2028.
5. The height & density of the residential units would appear to be greatly excessive & overbearing for a small community area such as Dundrum Village.
6. It is frightening to think as to what traffic congestion might be like on the Main Street or in the general area of Dundrum, if and when all of these residential unit might be occupied.

I strongly object to the proposal as submitted and trust that in making a decision on the application, due consideration will be given by An Bord Pleanála, to the Proper Planning of the area, to the requirements of Locals who have lived in this area for a long number of years and that the proposal in its present form will not be approved of. A cheque in the amount of €20.00 is enclosed herewith with my observations.

Yours Sincerely,



Enda Mac Dermott MRIA.

AN BORD PLEANÁLA	
LDG-	<u>052176-22</u>
ABP-	_____
05 MAY 2022	
Fee: €	<u>20</u> Type: <u>CHEQUE</u>
Time: _____	By: <u>POST</u>