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Reference Number: 313220

Issue 1

Dundrum is the second major urban centre in Dublin and there is no civic square or plaza in the heart of the village, something we need for festivals, farmers markets etc.

Issue 2

The proposed development, comprising 95% residential use with 5% non-residential use, on a site zoned as "Major Town Centre" (MTC) with the accompanying land use objective "To protect, provide for 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, Retail Strategy, Enterprise & Employment Strategy and Housing Strategy of the recently-adopted development plan.

MTC-zoned lands are an 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 providing sufficient quantum of land zoned for primarily multi-functional 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 Pleanála are, therefore, precluded from granting permission for the development as proposed.

Issue 3

The overall height of the proposed development is not in keeping with the existing buildings in the area.

Issue 4

We moved to the area 5 years ago and had huge difficulty finding creches for our kids. This issue would only be worse with such a large development effecting parents in the same situation we were in. This issue will extend to primary and secondary schools.

Issue 5

The proposed plans have overinflated the open spaces and so have underprovided according to planning regulations. They have included space up to windowsills, included balconies, steps and also the quality of the open space is poor. It's dark and misplaced, small and poorly accessible.

Issue 6

The village as it stands is already underserved with amenities and the development plan seems to not make any accommodation for what's there already, basic amenities like a supermarket, post office, butcher, playground, hardware etc.

Issue 7

The proposed development is aesthetically very unattractive and include the demolition of historic buildings on the main street even though they are now designated as an architectural conservation area in the new county development plan 2022-2028.