

141 Balally Drive

Dundrum

Dublin

D16 X437

9th May 2022

An Bord Planala

64 Marlborough Street,

Dublin

D01 V902

Reference 313220 Old Dundrum Shopping Centre, Main Street Dundrum

To whom it may concern,

I would like to make the following observations for consideration in relation to the above referenced development in Dundrum. I am a resident of Dundrum and there are three main concerns I have with this proposed development.

Impact on traffic levels

Currently the greater Dundrum area often suffers from traffic jams and transport difficulties. While working from home levels have increased since COVID and this has reduced traffic levels I fear that the current infrastructure in place will not cope with much additional demand. There are a number of new developments currently being built in the area (including near Lamb's Cross, Gort Muire, next to Airfield, Sandyford Industrial Estate) that will all add increased journeys to the existing infrastructure. Other significant developments have been talked about including the site of the Mint, and the Central Mental Hospital.

I question how the existing transport structure will cope with the higher demand that additional housing will bring. I do not see clear opportunities for increasing the transport capacity either. The Luas, Dundrum by-pass, M50, Drummartin Link Road, etc have all been built and there is little or no potential for further capacity increases.

Attached are a number of screen grabs from Google Maps from different days and different times that illustrate the current issues with traffic – in short there are plenty of 'red roads' and Dundrum itself has been labelled 'busy'. Additionally the Luas if demand returns to pre pandemic levels will not cope – especially during peak time.

Height of the development

16 stories seems ridiculous! It smacks of the old ask for 16 and hope to get 12. But even that would be too high. The existing developments are nowhere near that scale and it seems hard to see how this is in any way keeping with the existing buildings. Dundrum Church, Library, Luas Bridge and Main Street in general would all be dwarfed by the new structures.

Vision for Dundrum village

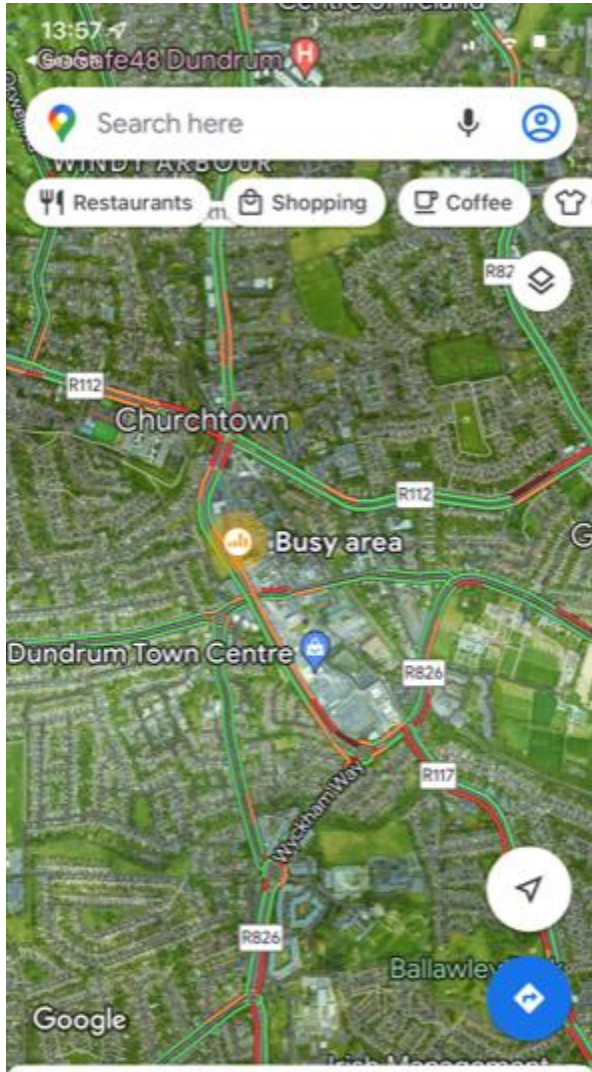
The recent improvements to the Main Street (one way system, on street seating etc) have really improved the area and give a glimpse of how the street could become a fantastic spot for the community. The proposed development being almost exclusively for housing seems to be missing community space. We are lucky with the Dundrum Town Center, but more common public space would be welcome. A 'Dundrum Square' to host festivals and other cultural events seems like an opportunity not to be missed!

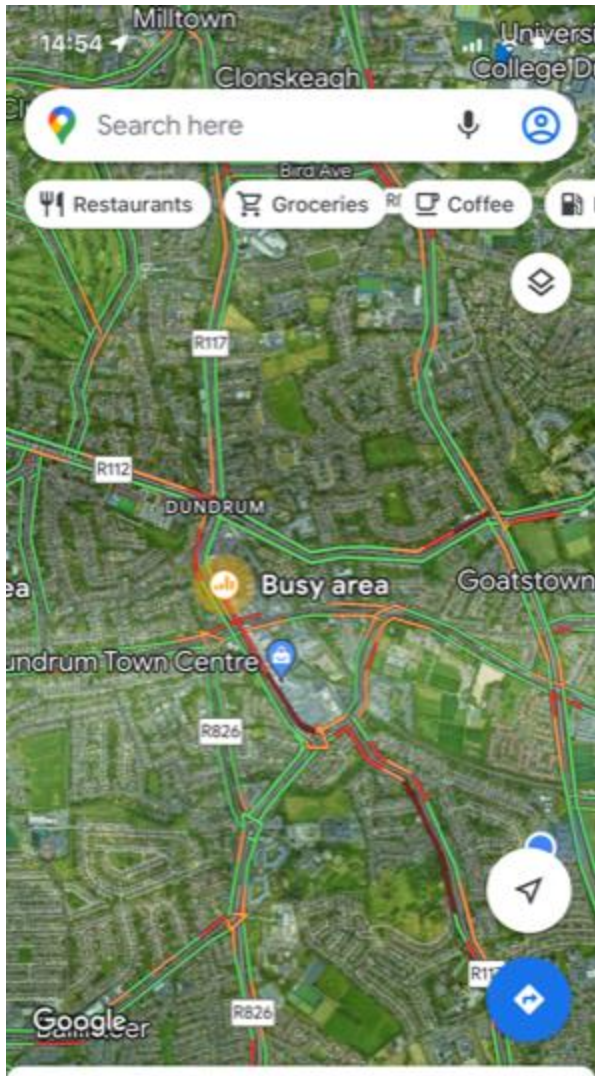
Thank you for your consideration of the above observations and I trust that a positive decision will be made on this development for the future of all in Dundrum!

Yours faithfully,

Garrett Tallon

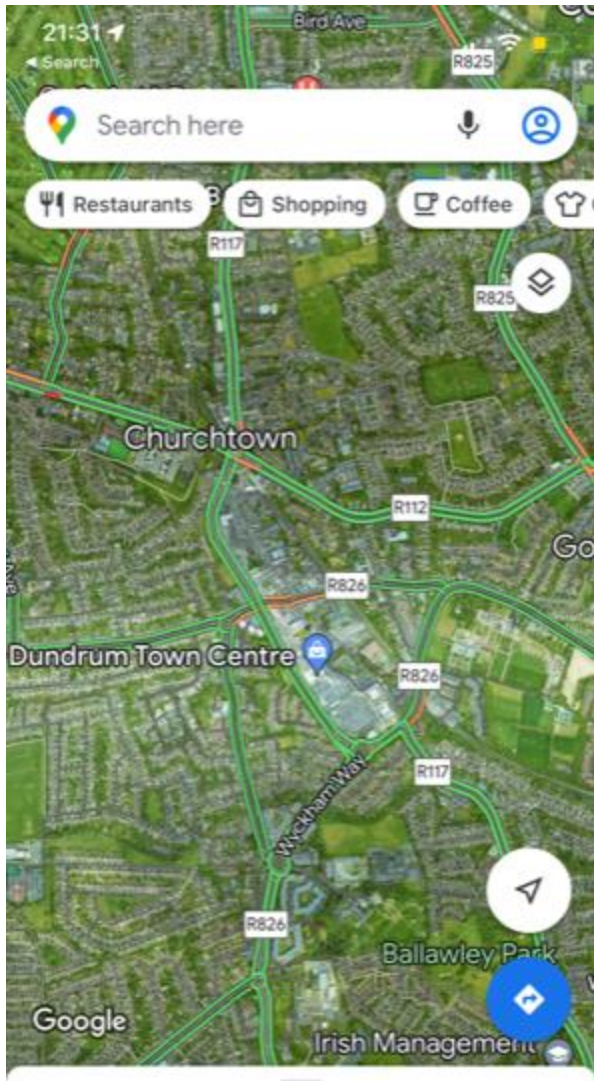
Google Maps – Indications of Traffic Volumes on Local Road Network





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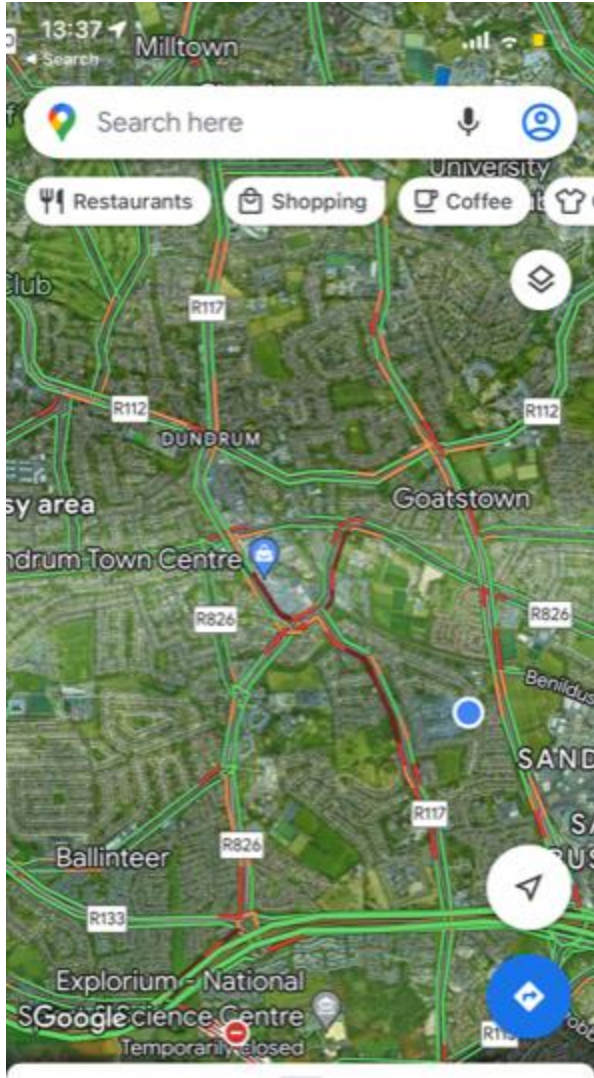
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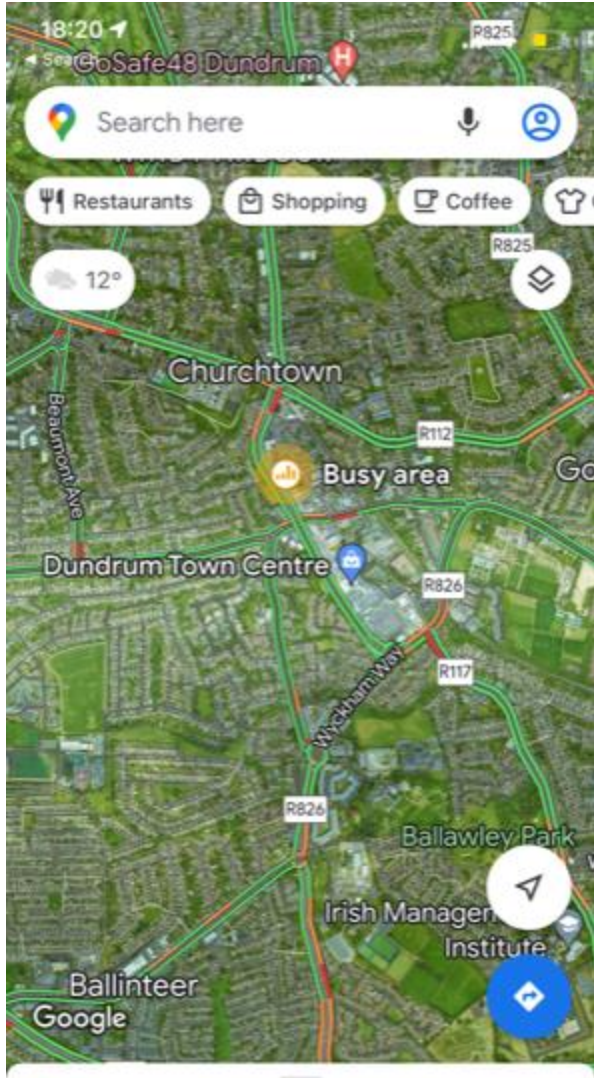
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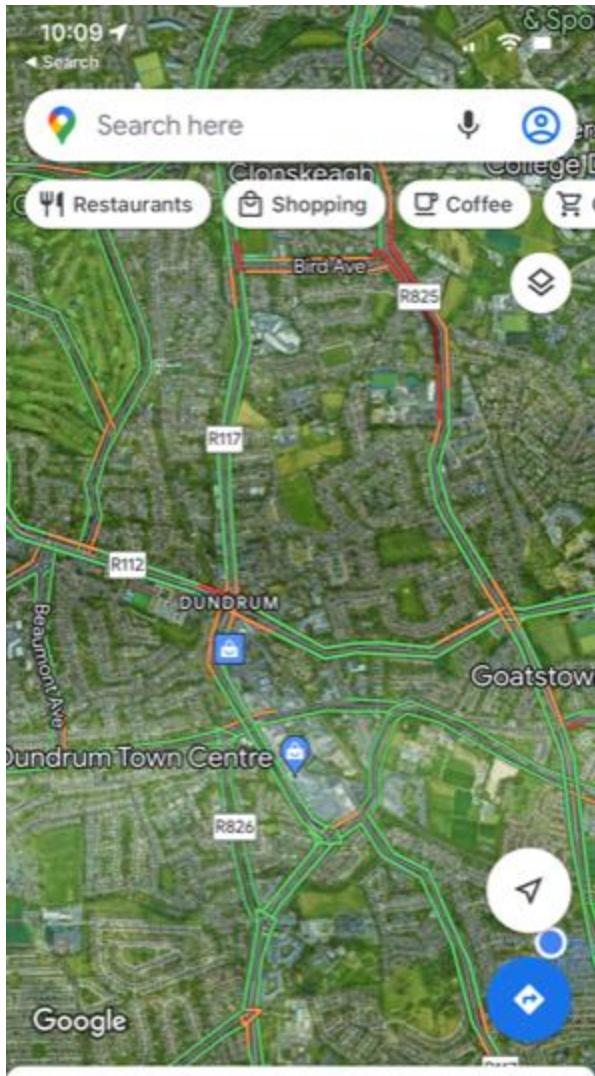
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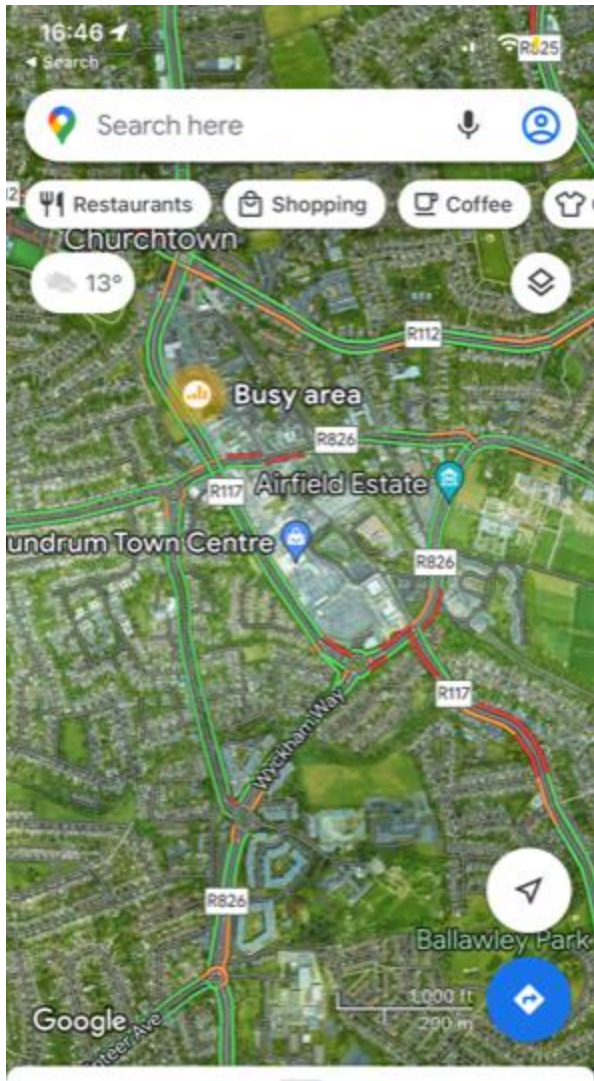
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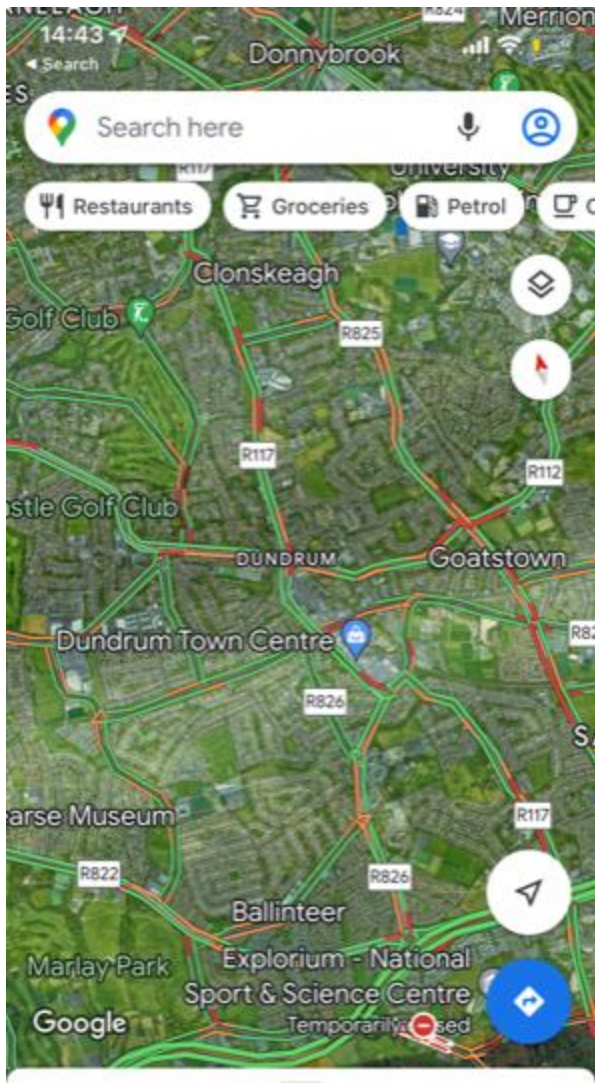
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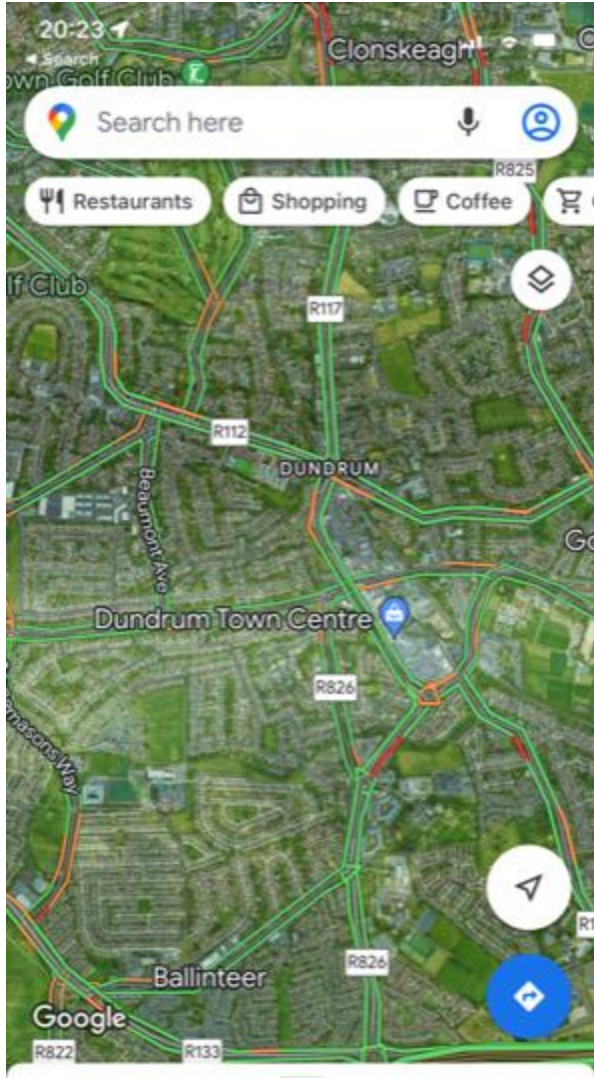
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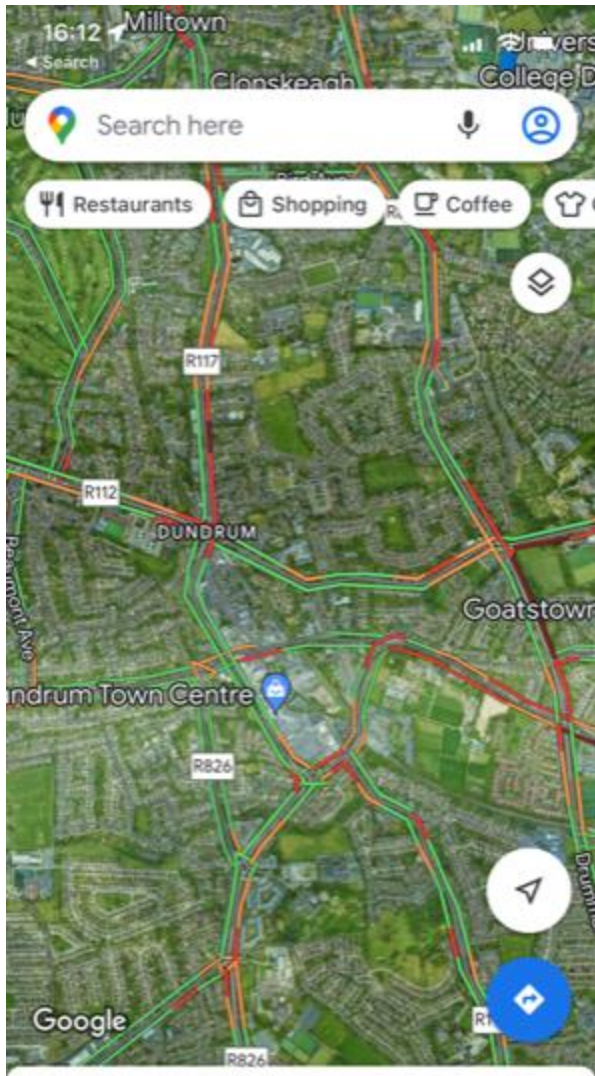
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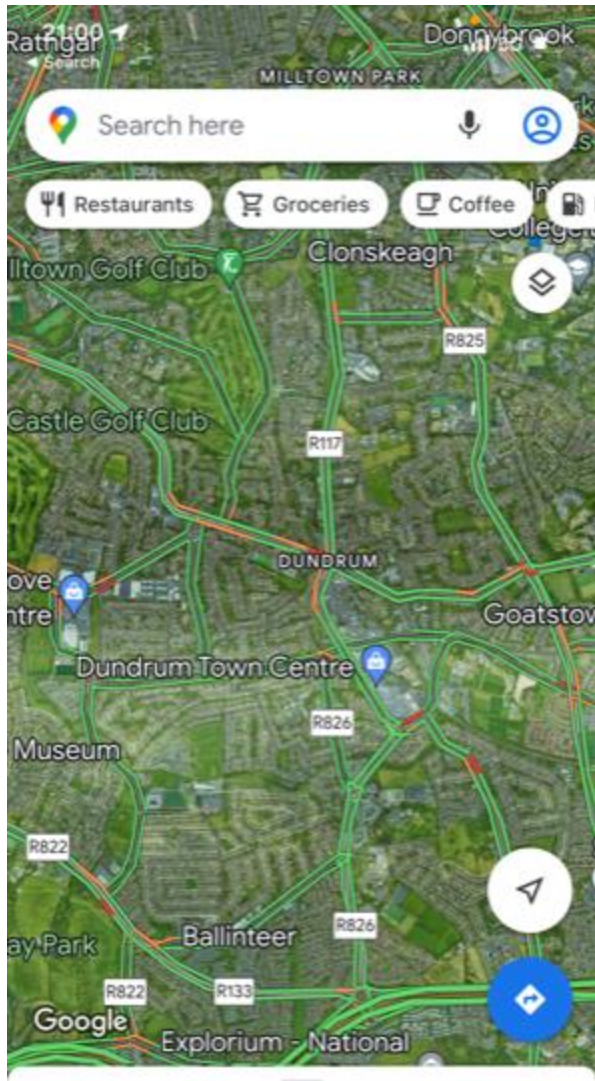
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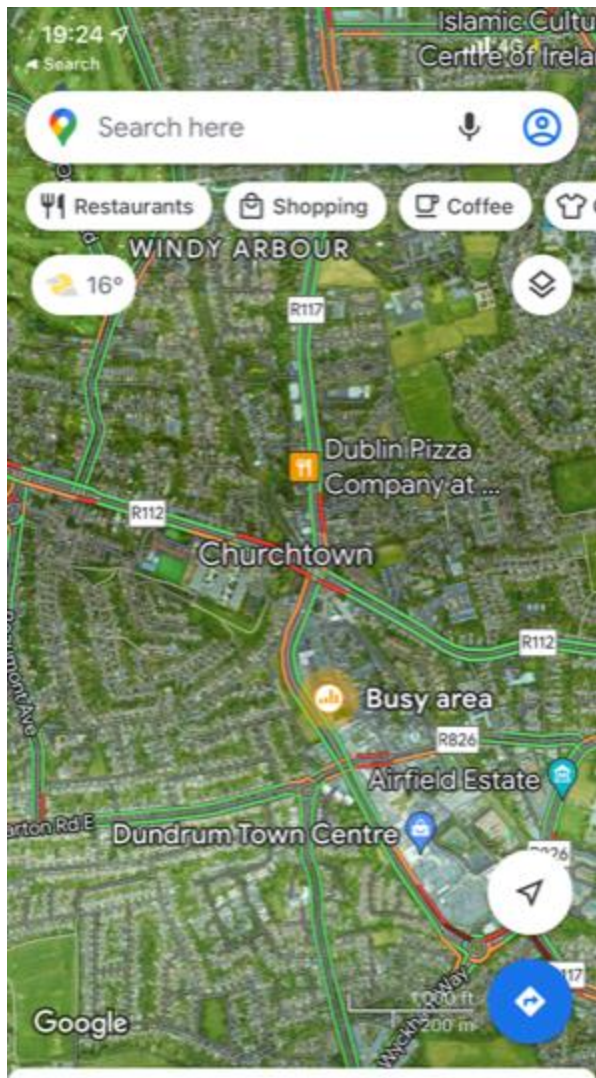
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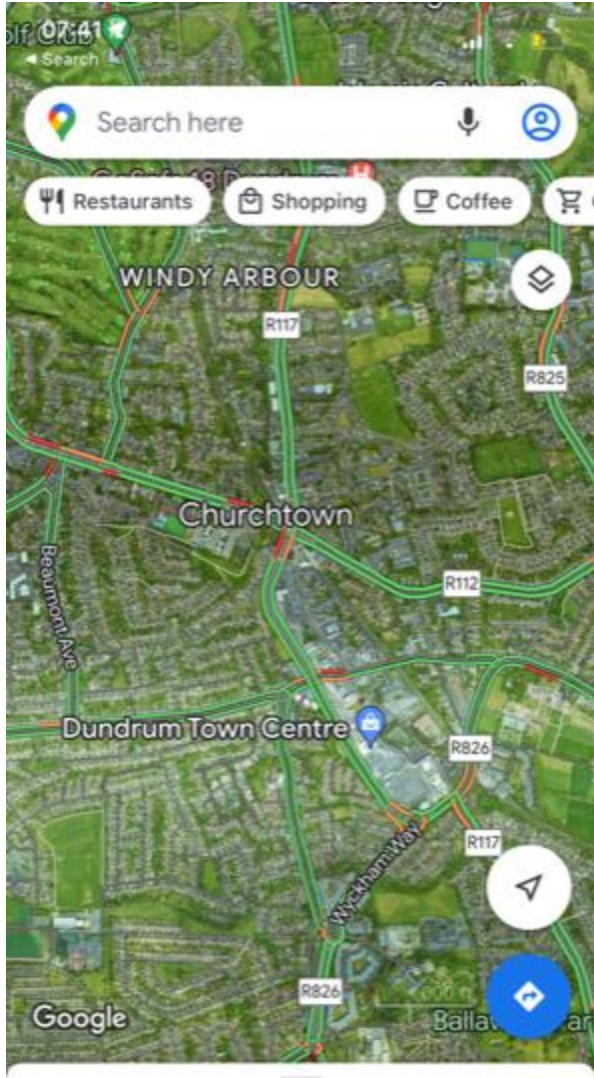
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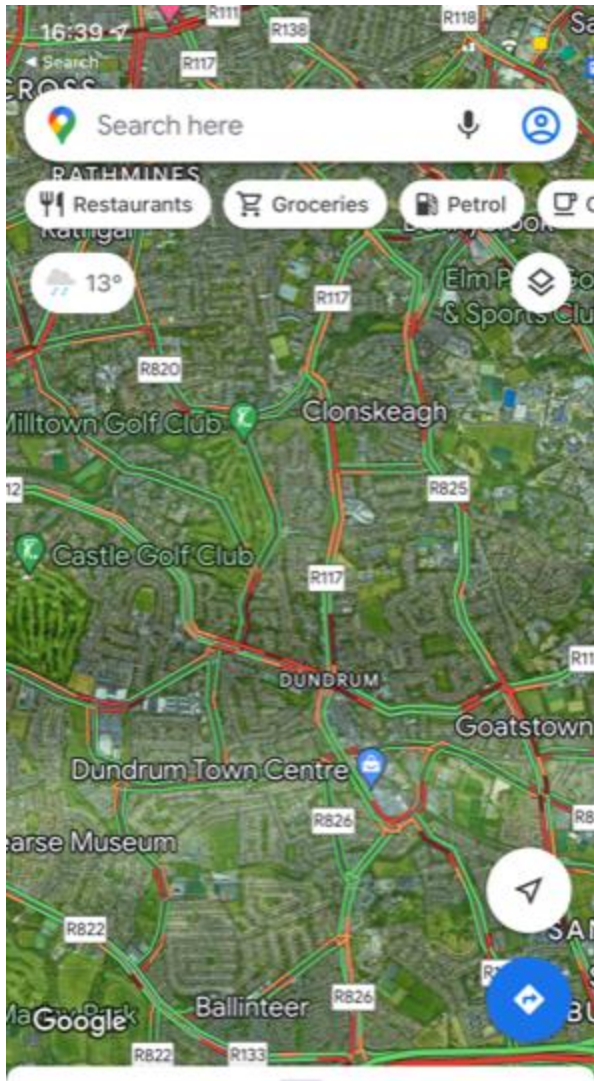
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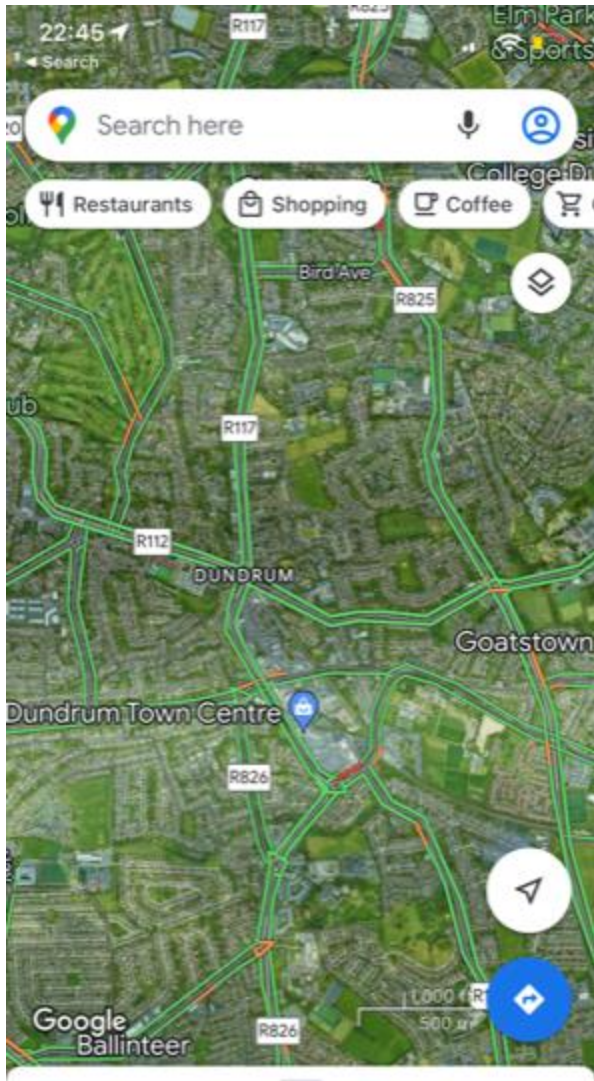
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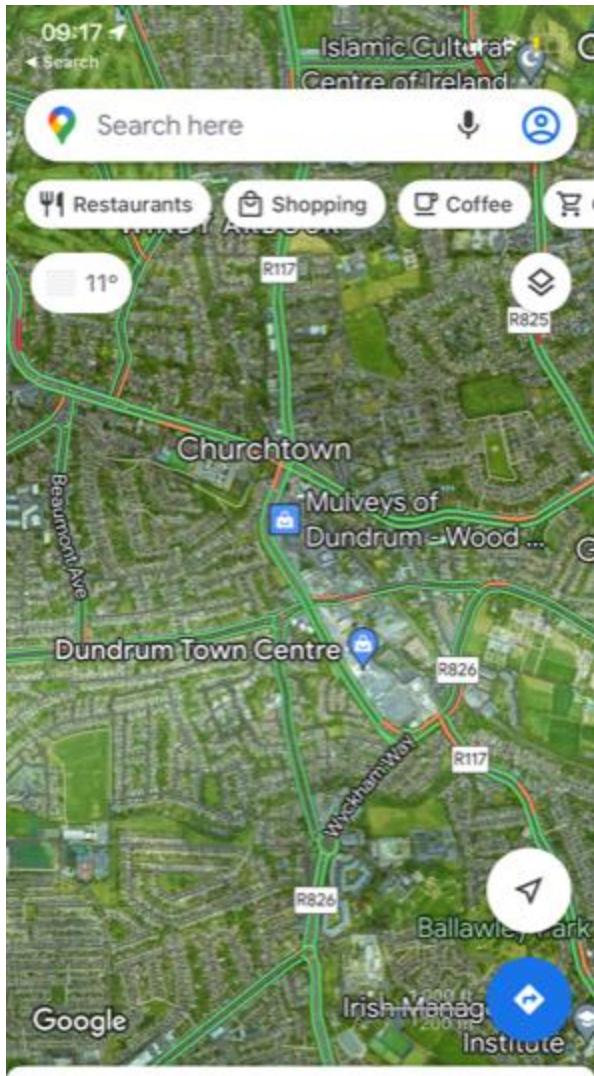
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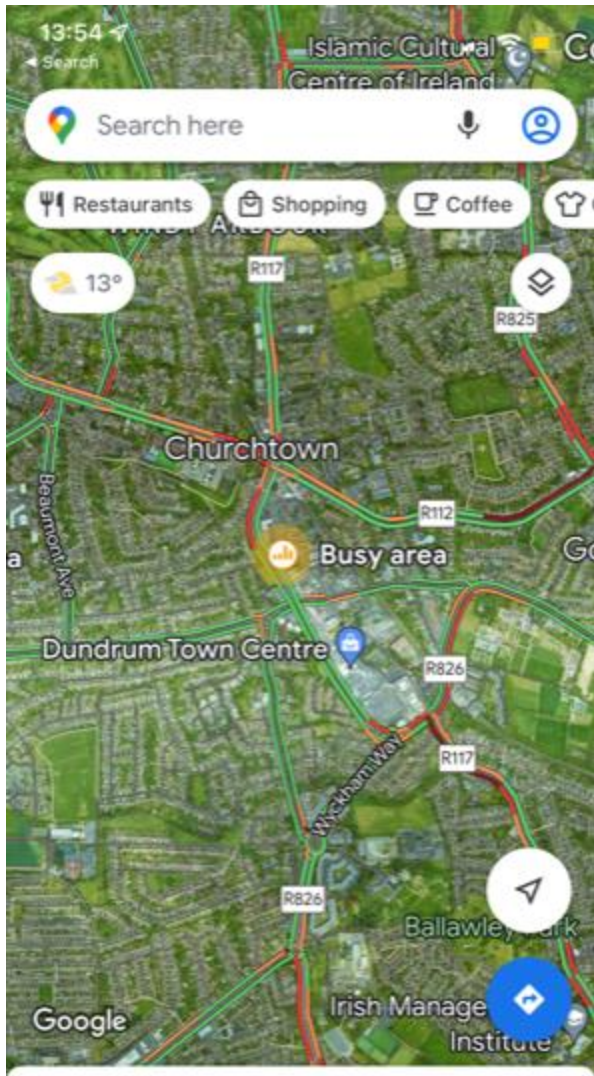
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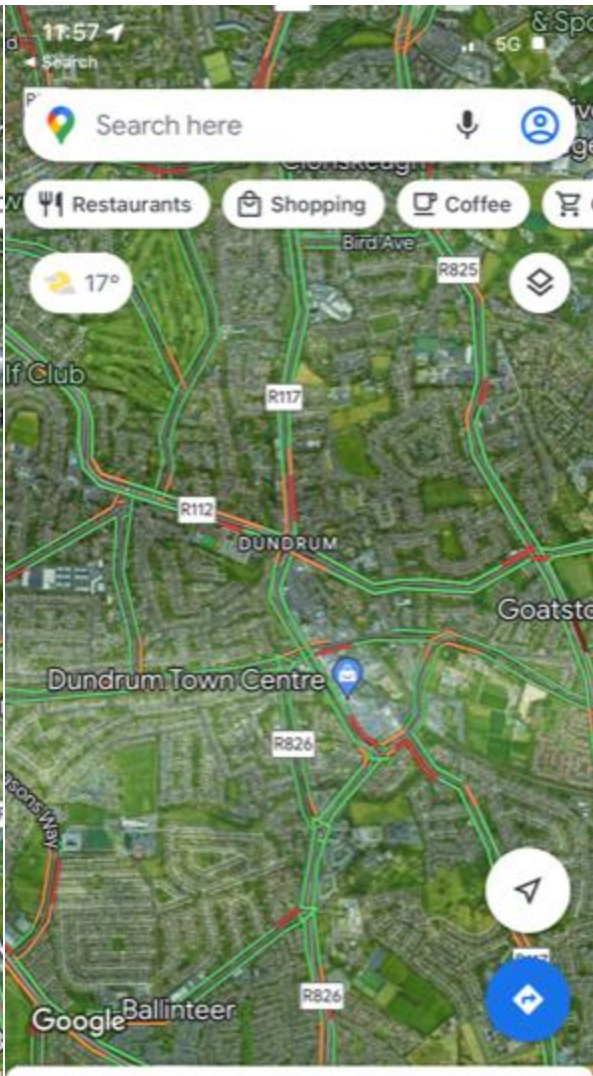
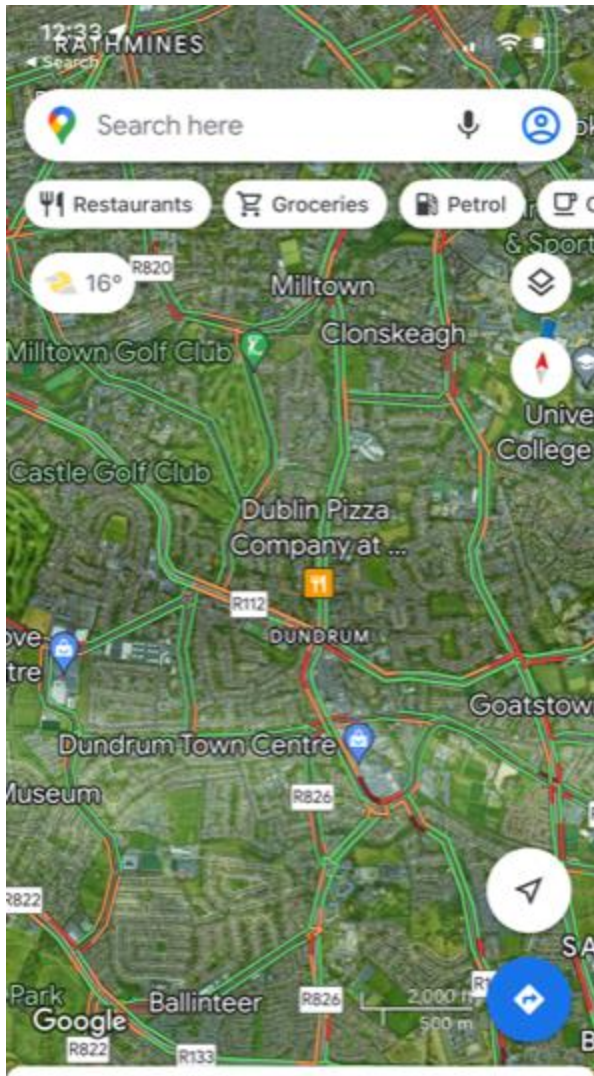
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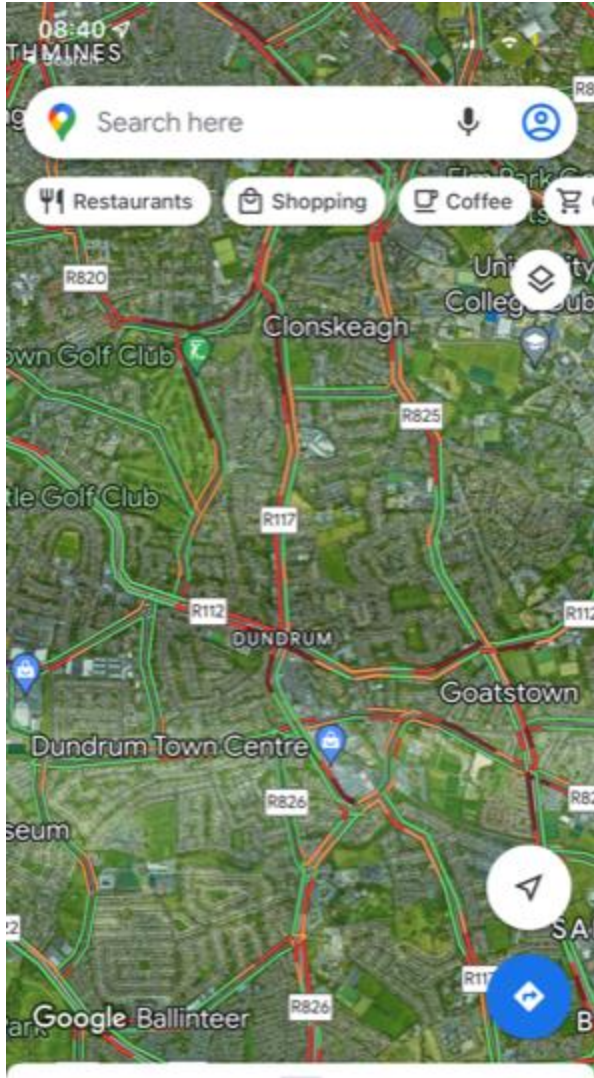


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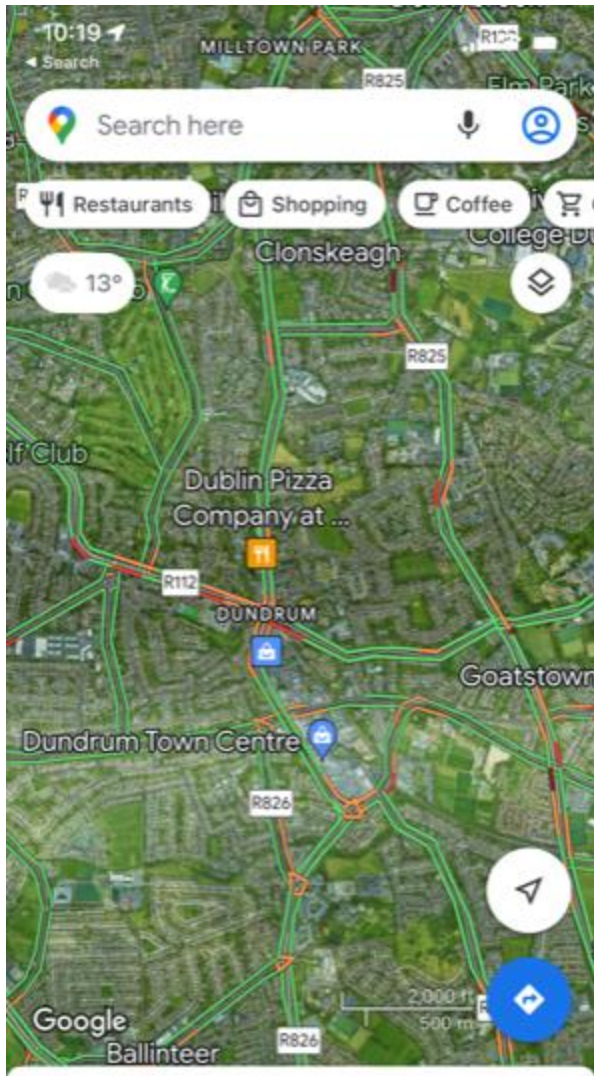
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