

An Bord Pleanála,
64 Marlborough Street,
Dublin 1, D01 V902

Planning Application Reference Number: 313220

Applicant: Gizem Kempe

Description of Development: Hammerson-Allianz SHD plans for Dundrum Village

Location: Old Dundrum Shopping Centre, Main Street, Dundrum

A Chara,

I am a resident of Laurel Drive and have been living in the area for over 10+ years. I have been neighbors with the original residents of Dundrum since its build up and have always been fond of their stories of Dundrum Village, its culture and history. It is with great regret to see the proposed SHD plans for Dundrum Village which is lack of homogeneity and genuity and is disrespectful to the Dundrum Village heritage and streetscape.

On this basis,I wish to make the following submission/objection in relation to the proposed development.

- Building heights – the Hammerson-Allianz proposals are for 4-5 storeys on Main Street , rising to 8-9 and 11 on the bypass, with one tower of 16 storeys facing Sweetmount Avenue are not homogenous with the historic character of Dundrum Village and in no way represents its history, values, and culture.
- Proposed number of apartments – 884 on a 3.38 hectare site. This represent a very high density of building, inappropriate for a village setting. For comparison, the Fernbank (Notre Dame) apartment development on Churchtown Rd Lower has around half that gross density (116), and the latest proposals for the Central Mental Hospital site give a similar figure, 111, while current proposals for the large Milltown Park apartment development cite 142 units per hectare.
- Demolishing the historic buildings on Main Street is disrespectful to the history and architects of the time who built up the village reflecting the artistic features of 19th century. History would need to be protected if we want to move forward with future! Additionally, these buildings are now designated as an Architectural Conservation Area in the new County Development Plan 2022-2028 and should be respected accordingly.

- Under the proposed plans, there is no civic square or plaza in the Village. The residents would need it for community events like the Dundrum Festival, farmer's market, outdoor concerts and films.
- Transport infrastructure. The current infrastructure in place for Dundrum Village would in no way support a dense development as proposed. We would like to understand the proposals by DLR to improve the transport infrastructure should the development plans go ahead as proposed.

On the basis of above, we trust our concerns will be taken into consideration prior to a decision being reached on this planning application.

Mise le Meas,

Gizem Kempe

5 Laurel Drive, Dundrum
D14 CC43, Dublin