

Observation for Planning Application:

Reference: 313220

Development Address: Old Dundrum Shopping Centre, Main Street, Dundrum, Dublin 14

Observation Made By:

Name: Helen Sharkey

Address: 25 Weston Park, Churchtown, Dublin 14

To Whom It May Concern:

We chose to live in the Dundrum area for many reasons including the village services and its potential. Unfortunately, over the past few years since Hammerson commenced purchasing buildings along the Main Street, Dundrum Village is a shadow of its former self. Hundreds of residents including Imagine Dundrum want nothing more than Dundrum to be best it possibly can be for all involved – local residents, business owners and visitors.

We want the site occupying the Old Dundrum Shopping Centre to be developed but not like this. This application made by Hammerson-Allianz if granted permission to proceed will not only disrupt the lives of local residents, including ourselves but will also rob future generations of a community, business and regrettably become a ghost town. This application goes against everything we want in an area and will destroy any chance of Dundrum Village becoming a vibrant hub for the local residents and its visitors.

Dundrum, I feel will become an example of what should not be done when it comes to future developments. The development would constitute gross overdevelopment with the added demolition of architecturally protected buildings.

We envisage Dundrum Village to become an area where people want to visit, shop and gather together. Dundrum has such potential but if this development goes ahead those opportunities will be decimated. Hammerson-Allianz don't care. Their one and only interest is to make as much money as possible. They don't care, but I feel its An Bord Pleanála's duty to care and want the best for the local communities they are responsible for - there is zero policy support in the County Development Plan for predominantly residential schemes on sites zoned for Major Town Centre purposes. Therefore, An Bord Pleanála are deemed to refuse this application by Hammerson-Allianz.

The notion that this development will solve the housing crisis is unjustified – only look at the number of one-bedroom units and the length of time to complete. Not to mention the fact there is no discussion whether the apartments will actually be built to sell. We just need to look at the Fernbank development up the road. There is a significant number of the apartments vacant despite there being a long waiting list.

Below are just a few of my observations regarding the Dundrum Shopping Centre development:

- Proposed development contradicts the town planning act with 95% residential use with only 5% non-residential limiting the retail space to the absolute minimum.
- Overdevelopment of the site will result in a visually discordant feature in the local landscape while obliterating any chance of enhancing Dundrum Village.
- There is no plan for open spaces (unless you accept their suggestion that they take over the use of DLR Sweetmount Park as their green space).
- Shadows blocking light to local areas.
- Proposed duration of construction (up to 10 years) and the impact it will have on local traffic, parking, noise and air quality.
- Stress on local utilities and services that are already under pressure including water, transport and schools.

Yours sincerely,

Helen Sharkey