

Observation to An Bord Pleanála - Planning Reference 313220
Hammerson-Allianz SHD Plans for Dundrum Village at Old Dundrum
Shopping Centre, Main Street, Dundrum.

63, Sweetmount Avenue
Dundrum,
D14V180

6th May 2020

Dear Sir / Madam,

I'm a resident and parent living in the area for almost 20 years.

I have an undergraduate in Environmental Resources Management and a Postgraduate in Environmental Engineering from Trinity College Dublin. I also worked in construction for over 5 years and have professional experience in the planning and construction of large scale and high-rise apartment complexes in urban areas.

I have studied how the intention of town planning is to satisfy the needs of our future generations, enhance and improve the community's civic ethos, sustain urban development by appropriately zoning the surrounding areas to meet the needs of the inhabitants and prevent the haphazard growth of the town.

I firmly believe this proposed development will have the opposite effect as it does not meet the above principles.

Below are the observations of how this development will affect my family:

1. Impact of a high-density population increase into an already growing urban hub –
 - a. This development allocates a very small open space for residents. It does not include any significant civic, cultural or community facilities to accommodate the population increase. No civic square, green area or plaza at the heart of the Village for community events is being proposed.
 - b. We need an area zoned for community events such as the Dundrum Festival, farmers' market, outdoor concerts and films – we cannot expect residents to have to pay to go to Airfield for such events as it excludes those who may not afford it.
 - c. Currently there is a lack of parks / large green areas in the immediate vicinity for the rapidly growing population. The development at Fernbank was very welcome as the new residents use Finsbury Park and integrate within the community however it is a small space and is the only suitable green area in walking distance of the development where families can play and socialise. (The green area along the roadside opposite the Old Shopping Centre is unused for such activities as it is very steep and noisy due to traffic.)

2. Impact on Public Transport is not sufficiently detailed in the submission –

- a. LUAS -The Luas is running at capacity during peak times. The Luas runs every 3 minutes and although attempts were made it has not been able to logistically run more frequently. On a typical workday we often need to get a tram outbound from Dundrum to get space on to a tram going inbound during peak times.
- b. BUS - The Dundrum Road is too narrow to have a dedicated bus corridor causing travel by bus to the city to be time inefficient.
- c. Journey by car is necessary to get children to childcare as the Luas is regularly full and not buggy friendly at that time of the morning/evening due to restricted space.

3. Childcare –

Dundrum has some of the most expensive crèche rates in the county. Regardless of this there are waiting lists of 6 months to 2 years for the local childcare facilities. The proposed development has an allocation for one additional crèche although there has been an increase of population through at least 3 additional residential developments close to the village in the last 24 months. Wait lists and costs will likely increase for childcare should the development proceed.

4. Impact on Traffic congestion is not appropriately detailed in the submission –

- a. Traffic is now returning to pre COVID congestion and will worsen. The assessment does not take this post-COVID traffic increase into sufficient consideration.
- b. Over the last decade, particularly on occasions when the weather is , it can take 10+ minutes to get out of Sweetmount Avenue and on to the main road by car at peak times. The addition of high-density accommodation will exacerbate this issue.
- c. The R117 is a main artery into the city centre. The proposed development and its large scale will negatively impact commuters travelling by the proposed development site as multiple trucks will need to deliver plant equipment, building materials and concrete each day.

5. Community Safety –

- a. Road Safety is a concern given that specialist equipment along with exceptionally large machinery and vehicles will be needed to erect such unprecedented high buildings and driver distraction will be inevitable.
- b. Many parents walk their children to the local schools and cross the R117 close to the proposed development site. Lots of young children also cycle to school so there is a significant concern that even with proper traffic management in place, there is a risk to visibility of cyclists and pedestrians passing near the site due to the large scale works that would be required and this will pose a significant risk to the community going about their day.

6. Contravention of the Dun Laoghaire Rathdown County Development Plan 2022-2028 -
 - a. This development proposes the demolition of the historic buildings on Main Street, although currently designated as an Architectural Conservation Area in the CDP.
 - b. This proposed 95% residential development is on a small site yet composes of 11 apartment blocks, some of 5 storeys facing Main Street then rising to between 8 and 12 storeys, and finally rising to 16 storeys opposite Sweetmount Park. Together this development will be hugely overbearing and out of keeping with the surrounding low-rise and low-density suburban environment.
 - c. The current 'Old Dundrum Shopping Centre' is zoned in the Development Plan as 'Major Town Centre'. The purpose of land zoned as 'MTC' is 'To protect, provide for and improve major town centre facilities'. This development just caters for 95 % housing but does not come anyway near to satisfying any of the Development Plan objectives to support the Dundrum residents through provision of community-based services and facilities thereafter. In fact, it removes the few existing essential retail units that are in place.
 - d. MTC-zoned lands are to provide multi-functional and employee-intensive developments with a possible subsidiary residential use. Therefore this 95% residential proposal should not go ahead unless there is a proposal to re-zone the land.
 - e. Residential developments need to contain provision for 'mixed-housing'. This proposed development does not cater for the needs of young families or older 'down-sizers'. These principles are being drafted into National Policy as a result of the housing crisis.

7. Reduction in retail units in the village for essential purchases –
 - a. The Post Office and ability to purchase bread, milk and essential groceries in the main village is fundamental to its heart. This keeps our carbon footprint low and keeps our residents healthy as it encourages daily walking and social interaction. If the existing retail facilities are removed in favour of this development the nearest alternative for grocery shopping will change and result in residents getting into cars and going elsewhere to shop thus reducing the retail income of the area.
 - b. Churchtown School of Music is a successful music school at the heart of the village. Another facility in walking distance for residents, regularly attended by local school children and their parents for recitals and small concerts. Again, removal of this school to another location will undermine the heart of the village and force people into cars to alternative locations.
 - c. Dundrum Town Centre is a retail hub mostly high-end fashion and restaurants – it is not a centre for the local community and will not replace the vitality of Dundrum Main street.

8. No assessment carried out on the impact to the community on multiple 'Rent Only' residential Developments–
 - a. Dundrum has many apartment complexes that are 'rent only' run by vulture funds. This leaves the area significantly vulnerable if the rental market were to crash

suddenly. Ireland does not have a history of long-term renters nor does legislation protect communities from widespread vacant buildings awaiting rent at premium prices.

- b. Developments are often temporary arrangements for professionals in Ireland as the tendency is to purchase and long-term leases are less common than other European countries for various legislative reasons. This encourages residents to be transient and therefore less invested in making the local community a priority for the future.
- c. The potential impact of the above should be undertaken for the entire Dundrum area.

Kind Regards,

A handwritten signature in black ink that reads "Joanne Fanning". The signature is written in a cursive style with a large initial 'J' and 'F'.

Joanne Fanning



63, Sweetmount Avenue Dundrum D14V180.