

11 Sweetmount Avenue,

Dundrum,

Dublin 14

D14TK49

An Bord Pleanála,
64 Marlborough Street,
Dublin 1

Online Observation ABP 313220

7TH May 2022

Dear Sir/Madam,

I live in Dundrum with my husband and four children since 2000. We have witnessed the development of the Luas and the Dundrum Town Centre Shopping Centre since moving to the area. These have been two key improvements in Dundrum which have been fantastic additions to the area. I am not against development, and I appreciate the old shopping centre does need to be replaced.

However, I must object to this application 313220 due to the scale, appearance, use, and undemocratic approach to the planning.

The scale of the development is huge and not in line with the area. Tower blocks are not part of any main street in Ireland and do not belong in Dundrum. The scale is completely out of line with the surrounding low rise and low-density housing in the area. The views of the mountains and village will be totally ruined.

The appearance of the development with eleven apartment blocks in varying heights up to sixteen storeys is out of keeping with the historic character and streetscape of Dundrum Village. The demolition of particular buildings on the main street (recently identified as of architectural significance in the DLRCC development plan) is particularly upsetting. A pedestrian bridge planned over the bypass is not required by the residents in Sweetmount and my concern is that this will lead to unsocial behaviour in Sweetmount Park. There are ample areas to cross the bypass either by Dom Marmion bridge or at the current pedestrian crossing at the library across the bypass.

Regarding the proposed use of the development, the area has been zoned as major town centre in the DLRCC development plan. With 881 units resulting in the area becoming 95% residential this is a major contravention to the DLRCC development plan without mixed use. In a major town centre, I would expect at a minimum; independent shops such as a bookshop, a butcher, a baker, a post office, a civic centre, community centre and residences suitable for people at all different stages in their lives. This development does not in any way meet these requirements. With high density

apartments my concern is that they will be buy-to-let with a transient population and inadequate facilities including infrastructure.

Finally, the development plan for DLRCC was developed with the opportunity for all citizens to have a say. The fact that Hammerson Allianz has not taken any of this into consideration is to me very undemocratic. How can one developer determine the outcome of the development of the second largest town in the county without any input from the community? I hope that An Bord Pleanála will consider my objection and refuse planning outright for this monstrosity which will ruin Dundrum forever.

Your sincerely,

Laura Watters

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