

Liam Heritage
13 Clonard Lawn
Sandyford
Dublin
D16 hv27

An Bord Pleanála
64 Marlborough Street
Dublin 1

Reference: 313220

Re: Objection to The Hammerson- Allianz Plans for the Old Dundrum Shopping Centre Main Street Dundrum Dublin 14

I am writing in relation the above application to register in the strongest terms possible my objection to this development.

As a retired Chartered Quantity Surveyor I have been involved in many large developments in over 40 years experience in the industry but never one that is as unsuitable as this one given the proposed location.

My objection is based on the following observations.

- a) Buildings 5 storeys high planned along Main Street, completely out of keeping with the historic character, scale and streetscape of Dundrum Village. Our Main Street is unique and has huge potential for sensitive regeneration.
- b) Demolishing the historic buildings on Main Street, although they are now designated as an Architectural Conservation Area in the new County Development Plan 2022- 2028
- c) No substantial provision in the plans for civic, cultural and community facilities, spaces and services. These are vital to serve those who will come to live in Dundrum Village, as well as the rapidly expanding population in the immediate area.
- d) No civic square or plaza at the heart of the Village, which is the second major urban centre in the county. We need it for community events like the Dundrum Festival, farmers' market, outdoor concerts and films - and just as our place to be!
- e) Limited provision of retail, entertainment and other essential facilities, as required by the Major Town Centre zoning on the site. This development will be 95% residential. The reduction in retail units on Main Street will only undermine its chance of recovering its previous vitality - a real place residents want to use and visit
- f) The overall height and density of the planned development. The plans for this small site are for 11 apartment blocks, some of 5 storeys on Main Street West, others between 8 and 12 storeys, and one rising to 16 storeys at the northern end opposite Sweetmount Park. Together this development will be hugely overbearing and out of keeping with the surrounding low-rise and low-density suburban environment.

Among other concerns, there is the lack of transport infrastructure, the employment possibilities (or otherwise) for so many new residents, and the housing mix proposed, which does not cater for the needs of young families or older 'down-sizers'

In conclusion please note that I was raised in Dundrum Village, attended local schools and still live in the area.

I still refer to Dundrum as 'The Village' however should this development be allowed to proceed we will no longer have our 'Village'.

Yours Faithfully

Liam Heritage