

12 Taney Road
Dundrum
Dublin 14
D14 x285

9 May 2022

Through online uploading only:

An Bord Pleanála

Observation on a Strategic Housing Development for Dundrum Village, Main Street Dundrum Dublin 14 – 313220 (the "SHD")

Dear Sir / Madam

My name is Lisa Carty and I am submitting an observation on the above referenced SHD.

I grew up in Dundrum and spent the 1980's walking down to the shopping centre to buy records and stationery with my friends. Needless to say Dundrum has moved on significantly since then and the shopping centre is now understood to mean the Dundrum Town Centre ("DTC") and where I used to shop is now referred to as the "old shopping centre" and I will refer to it as that throughout this observation.

I have in the past few years returned to Dundrum with my young family and we live on Taney Road which is a stone's throw from the old shopping centre. We have completely immersed ourselves in to the community. My youngest daughter attends Taney Parish Primary School and walks to and from school. My older children attend Gaelcholáistí and either walk or take the bus to school. One attends school in Rathfarnham and the other in Stillorgan.

There are a number of grounds on which I object to the SHD and these are set out below.

The village is really one main street and it is a busy space. There are dentists and doctors and chemists and banks to serve the community. As it is, the main street is often **jammed with cars** and is not terribly hospitable to the walking community. During the Christmas period, it would take fifteen minutes to drive down main street. This is madness as it is about a three minute walk. The main issue currently is the cross roads where the Dundrum Road meets the Upper Churchtown Road – right where the SHD is proposed. It is jammed from 8am in the morning and for most of the day. My daughter walks home from Rathfarnham and crosses the crossroads at about 4pm. At that time, the cars are right across the road - on the pedestrian crossings, in yellow boxes - there is no regard for pedestrians or dog walkers or cyclists. The cross roads cannot cope with the **volume of cars** that are already on the roads. I cannot even begin to imagine the nightmare that will be the case if the SHD goes ahead and all of the new cars and commuters that will need to be accommodated by those living and visiting the new housing. My daughter takes her life into her hands crossing that road and she is 15 years old.

Dundrum is a mature and settled community with an aging population. I am worried for them with the **increased amount of traffic** on the roads.

As far as I can see there is **little or no green space** in the SHD to accommodate the new residents. There is not a lot of green space as it is in Dundrum, so this means the new residents will have nowhere to go to get out of what will be a high density development. This does not sound like good planning to me.

Dundrum village is one of the few actual **villages** in the area and it is one of the reasons that we moved back here. I have attended many weddings, christening and sadly, funerals, of friends and family in Dundrum church. I find it hard to believe that a five story apartment block is proposed along the main street. It will **completely ruin the history and character of Dundrum village**. In this day and age of

modern architecture, surely there is a more sophisticated solution and a better way of utilizing a space that has great potential for sensitive development.

The volume of housing units seems extraordinary for this size of a site. At almost one million square feet, it is absolutely enormous. The **height and density are wildly out of kilter** with the rest of the village and it will be an overpowering presence in the village.

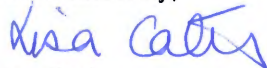
While I think it would be fantastic to accommodate new families in the areas, I am not sure that that many families will in fact be accommodated when I look at the amount of one bedroom and two bedroom apartments. If they are, then it is important to ensure that there are rooms in local schools and, from experience, I can say that there is not. In addition, it is important for any development of this scale to contribute to the **social and cultural fabric of the community** and this too seems absent from the SHD.

This **SHD is not in keeping with the new county development plan**. The proposed building heights are higher than they should be and the demolition of existing structures on main street shows a blatant disregard for the heritage and functionality of the village. It also appears to be a material contravention of the zoning and this cannot be allowed.

Looking at the plans and considering the height and density of the SHD, makes me so sad and frustrated that such an important and historical village could be decimated. Of course, housing needs to be provided but it must be done in a way that is sensitive to the other needs of existing communities. The scale of this SHD is too much and must be managed. I bought my house three years ago and I am deeply saddened to think that the next eight years could be spent living in a building site and after that God knows what we will be left with. I just can't see how a development of that scale can be accommodated on that site without putting **an infrastructure that is already under pressure into absolute collapse**.

I strongly object to the SHD and hope that An Bord Pleanála will take all of the observations on board.

Yours sincerely,



Lisa Carty