

The Secretary  
An Bord Pleanála  
64 Marlborough Street  
Dublin 1

Old Dundrum Shopping Centre  
Lorraine Mc Dermott  
7 The Stables, Kill, Kildare

07/5/2022

Dear Secretary

Re: Strategic Housing Development - Hammerson - Allianz SHD plans for  
Dundrum village - Ref: 313220

I wish to object strenuously to the above proposed development on a number  
of grounds.

### **Density**

Any proposals for development in Dundrum must comply with the Dun Laoghaire  
Rathdown County Development plan 2022-2028 as it relates to Dundrum.

Dundrum is known as an urban village for the past 200 years and there is a  
reason for the unique historical buildings, character that is renowned  
throughout the village. It is this that the community feels strongly to  
keep.

The density is excessive and contrary to the proper planning and  
development of the area. It takes no account of existing density or  
appearance in the area which properly reflects the historical environs.  
What is the point in drawing up a county development plan which reflects  
the expertise of council planners in planning the future development of  
Dundrum in a sustainable way for both existing residents and future  
residents of the area, if all is set at naught by imposing such a high  
density in the area. I would urge that you reject this proposal  
comprehensively in the interests of the community.

### **Building Heights**

The proposal plans for 11 apartment blocks, ranging some from 5 storeys,  
others 8, 12 and 16 storeys high will be out of character with the  
established built environment of the area. It is clear that this proposal  
does not conform with the prevailing building height in the area. It is  
relentlessly large no matter where you stand, north, south, east or west.

## **Environment and Green space**

Within the plan it states Green space behind the church however this does not cater well for a vast community, why such a small green space that most likely would be for private use.

"Green spaces are not just easy on the eye, they also help to keep urban spaces safe and biodiverse, and they can even safeguard our health. "Green space is not sitting there doing nothing," says Dr Mick Lennon, a Lecturer in Planning and Environmental Policy at the UCD School of Architecture, Planning & Environmental Policy."

"Having green spaces enhances biodiversity - think about the wildlife, flowers and trees that can live there - and these spaces can help to manage drainage because they can slow down pulses of water through the urban environment, so they can alleviate flooding. Add to that the very important function of providing spaces to walk, run, play sports and relax in a natural environment. These activities help our physical and mental wellbeing."

(Reference above: <https://www.ucd.ie/a pep/t4media/Mick-Lennon.pdf>)

I hope you would insist on more areas of green space, trees etc to help to prevent any further flooding in the area as we don't want another flooding like what happened in the town centre only a few years ago. If they planted more trees and had green areas most likely this would have prevented this matter.

Hammerson- Allianz has previously restored historical building (Ashgrove Terrace) which looks fabulous so Hammerson- Allianz can show and also keep aesthetics if they so wish. The zoning of site for mixed use, material convention of the Dun Laoghaire plan.

I would urge that an Bord Pleanala defend the community of Dundrum by not inflicting on them a development which is entirely inappropriate and which in no way respects the wishes of the people of Dundrum.

Yours sincerely

Lorraine Mc Dermott