

AN BORD PLEANÁLA
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ABP- _____
06 MAY 2022
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3 Taney Road,
Dundrum,
Dublin 14.

2/5/2022

The Secretary,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1.

RE: Planning application 313220, The Old Dundrum shopping Centre.

Dear Sir/Madam,

I am writing to you to make an observation regarding the proposal to develop the Old Dundrum Shopping Centre in Dundrum, Dublin 14. The planning application reference is 313220.

I am very unhappy with the development proposed by Hammerson-Allianz for the Old Dundrum Shopping Centre many reasons.

Firstly, The Old Dundrum Shopping Centre site has been zoned "a Major Town Centre" in The County Development Plan. I would expect this means that any development must provide a mixed use of the site. The development proposal by Hammerson-Allianz includes 95% residential with very limited provision for amenities and open space. There will not be enough facilities to support such an increase in the population in the area. Currently local GP's and schools are full. The local hairdresser, launderette, post office, shops, restaurants and gym are very busy. More of these facilities need to be provided to support any increase in the population. The Luas is currently so full at rush hour that there is no guarantee people can get on when the Luas stops at Dundrum. In her last few years in school, my daughter had to travel in the opposite direction to her destination thus going back two stops on the Luas, alighting, crossing over the tracks and then travel on the Luas to Muckross Park College. My son leaves our house daily as early as he can to ensure he manages to get on the Luas to get to St Benildus College.

Secondly, the 5 storeys high buildings planned along the Main Street are completely out of keeping with the historic character, scale and streetscape of Dundrum Village. Our Main Street is unique and has huge potential for appropriate development to accommodate all ages.

Thirdly, there is no substantial provision in the plans for civic, cultural, community and sporting facilities, spaces and services. These are vital to serve the current residents of Dundrum and those who will come to live in Dundrum Village, as well as the rapidly expanding population in the immediate area. The proposals don't include any central open space or plaza to accommodate gatherings or events. The proposals also don't include any sports hall, pitch or gym to cater for the health, fitness and sporting requirements of all people at every age. I am absolutely shocked at the thoughtlessness and lack of

consideration these proposals have for supporting people's lifestyles. They only provide for cramped accommodation in a vertical sprawl.

Fourthly, the proposal to demolish the historic buildings on Main Street completely contravenes the County Development Plan 2022-2028. The buildings are designated as an Architectural Conservation Area in the new County Development Plan 2022-2028. My children have participated in many engaging tours of Dundrum and completed many interesting projects of Dundrum as Dundrum is steeped in history.

Finally the overall height and density of the planned development 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.

I moved to Dundrum 25 years ago. Myself and my husband reared our four children in Dundrum. It is truly a lovely place to rear a family. We have seen many changes and progress over the years here that have hugely benefited the Dundrum community. There is a golden opportunity now to develop the last site to enhance the community, future residents and the area. Please reject the current proposals and encourage the owner to build something that has a mix of accommodation to include houses with gardens, spacious apartments, open space and amenities to support the lifestyle of all ages and provide employment.

Thank you for reading this observation.

Yours sincerely,



Marion Mhic Dhonncha.
Marion Mhic Dhonncha.