



Terenure Vet Hospital
30 Whitehall Road, Terenure
Dublin 12
D12 ET82
Tel: 01- 4555362
Vat No: 9702640F

Dundrum Veterinary Clinic
Old Dundrum Shopping Centre
Main Street
Dundrum
D14 K8H4
Tel: 01-2965876

AN BORD PLEANÁLA
LDG- 052444-22
ABP- _____
09 MAY 2022
Fee: € 20 type: CHEQUE
Time: 9:45 By: COURIER

Reference number 313220.

Development address: Old Dundrum Shopping Centre, Main St, Dundrum.

Dear Sir/ Madam,

I wish to make an observation regarding the proposed SHD above at the Old Dundrum Shopping Centre.

I am the owner of Dundrum Veterinary Clinic who currently operates a veterinary clinic on the site. While I am in favour of development on the site I wish to object to the current plans for a number of reasons.

1- Given the level of traffic congestion already in Dundrum , particularly at the Luas bridge junction in addition to the near capacity Luas that stops at Dundrum during morning and evening peak times, I feel that the transport infrastructure cannot accommodate a development of this size. While it is hoped that the majority of new residents will not own a car, this is not something that can be guaranteed and the arrival of potentially 3000 extra residents to an area will have deleterious consequences on traffic volumes and bus and luas capacity.

2- Currently the car park of the Old Shopping Centre is full most days to accommodate client parking for the businesses located in the centre and also for the many small businesses that operate on Main Street. I strongly feel that the provision of 55 public spaces in the proposed development with access only from the bypass does not in any way come close to the amount required given current usage. I feel there needs to be public car spaces provided in the development with access from Main Street to facilitate the many businesses who trade there.

3- Given the size of the retail units that will open onto Main Street , I am concerned that this is creep of the main shopping centre onto Main Street and will ultimately take away from the small vital businesses that already operate there. Given the changing face of retail in the past couple of years we do not need large empty units on main street that could otherwise be filled with thriving local businesses serving the local community.



Terenure Vet Hospital
30 Whitehall Road, Terenure
Dublin 12
D12 ET82
Tel: 01- 4555362
Vat No: 9702640F

Dundrum Veterinary Clinic
Old Dundrum Shopping Centre
Main Street
Dundrum
D14 K8H4
Tel: 01-2965876

4- Dundrum is a local town with a strong community. A development of this size with 881 apartments is not suitable to the surrounding area and would I fear further destroy any possibility for the creation of a thriving , vibrant Dundrum that can serve the needs of the current and future residents well into the future.

I feel we have the opportunity to create, with the development of the old shopping centre, a strong, cosmopolitan, thriving Dundrum community and I sincerely hope that the Board will take my considerations on board when assessing this development and will deny permission.

Yours Sincerely,

Mark Heffernan MVB

Dundrum Veterinary Clinic.