

Observations regarding 313220 to *An Bord Pleanála*
on the *Hammerson-Allianz SHD Plans*
for Dundrum Village

We refer to the planning application above, and record below our observations and deep concerns regarding 313220.

Our main observations;

- 1) It does not comply with the **Zoning** on the site. This development will be 95% residential. A housing mix is needed to cater for families, those wishing to downsize and the elderly.
There is no substantial provision in the plans for **civic, cultural and community** facilities. The **reduction in retail units** in the village will weaken the vitality and heart of this unique place.
- 2) Demolishing **historic buildings** on Main Street.
These buildings are in an area that has been designated in the new County Development Plan 2022-2028, as an Architectural Conservation Area, and there should be no change to this plan.
- 3) The overall **height and density** of the planned development will be hugely overbearing and out of keeping with the historic character, scale and streetscape of the village.
- 4) **Transport Infrastructure**; We are deeply concerned that the Luas Line and TFI services will be totally inadequate to cater for extra residents coming in to the planned development. The recently constructed one-way system on Main Street is already a cause for concern. The current system is regularly causing traffic congestion and problems for accessing emergency services.

Submitted by :

Mary Nicholson, 27, Weston Road, Churchtown, Dublin 14

Gary Managhan, 76, Braemor Road, Churchtown, Dublin 14

Fionnuala Smyth, 10, Woodlawn Terrace, Upper Churchtown, Dundrum, Dublin 14

AN BORD PLEANÁLA	
LDG- _____	052630-22
ABP- _____	
09 MAY 2022	
Fee: € <u>20</u>	Type: <u>cheque</u>
Time: <u>15:45</u>	By: <u>hand</u>

Garys Personal Story:

I have lived in Churchtown all my life since 1951 and regard Dundrum as the natural town centre of my neighbourhood.

I greatly value the infrastructural developments in the area which were all subject to planning regulations of the time and appreciate the part your offices played in the creation of a wonderful environment for this locality, including the Luas and bus lanes both of which I use regularly, the Dundrum Town Centre and access to the M50, all first class facilities to the local community. In the early 1950's, before the Good Shepherd Church was built in Churchtown I went to mass as a child in Dundrum. I remember travelling on the old 44B bus through the then undeveloped countryside south of Dundrum to Johnny Foxes and Glencullen for family walks. What has been lovely down through the years is the lovely character of Dundrum village has been retained. When my relations from England, France, Spain and Germany all visited Ireland together staying in various Air B& N's in The Dundrum area they all expressed their admiration at how the village remained intact yet surrounded by first class facilities in shopping and public and private transport. Their idyllic view of the lovely character of this area has been shattered as they learned of plans to destroy the area with very high rise buildings and the destruction of the community with transient residents in what is likely to become the property of vulture funds as is the recently built Fernhill apartments. Far from building upon the traditional community spirit already in existence in this well established neighbourhood the area will be destroyed by an over the top heartless construction for new residents on the very ground currently available for the construction of a relaxing social amenities in the focal point of the area. In addition, the forthcoming sale of the site of the Central Mental Hospital and the further development of Carrickmines at the terminus of the Green Luas Line will swamp the Luas service which already has 41 lengthened trams in service on the line in addition to the occasional loans of trams from the Red Luas Line noted with the fleet numbers not in the 5000 range. The recently constructed one way system on Main Street causing additional heavy traffic is not conducive to emergency services access to the site. Surely the application contravenes the spirit of town planning and the provision of open spaces as focal points for residents and visitors alike. Knowing Dublin wit, the application will become known as the Towers with the Flowers, or some similar title. I urge you to please reject the severe high density peopled plan application as submitted which will ruin a lovely suburb of Dublin. Tower Hamlets, fire damaged Grenfil Towers and other ill-conceived developments must surely weigh heavily on the minds of urban planners and services. I am very hopeful that the good work of your offices in this area over the years will continue to add to the infrastructure in Dundrum and the application will be toned down and will include building a central heart and will be available for individual people to buy apartments and invent their lives in this lovely community.

Kind Regards,

Gary Manahan