

REF 313220

Old Dundrum Shopping Centre, Main Street, Dundrum

Observations from

Paul Byrne

48 Acorn Road, Dundrum Dublin 16

I object to this development on a number of grounds as follows:

Firstly a town centre shouldn't be 95% residential.

Secondly a 16 storey tower block should not be built in a town centre and calling it a "gateway" doesn't get away from that fact.

The application should be thrown out and please do not meet them half way with an 8 storey tower which is probably the developer's intention.

I moved to the area four years ago and will be here longer term. The old shopping centre, while in need of a make-over – at least has some character and a bit of soul to it. There is a post office – there are coffee shops you can sit outside and feel some space around you. The proposed development will suffocate the Main St as opposed to improve it.

Finally, the proposed development, consisting of 95% residential use and 5% non-residential use, on a site zoned as "Major Town Centre" (MTC) with the accompanying land use objective "To protect, provide for and improve major town centre facilities" constitutes a Material Contravention of the zoning objective as set out in Table 13.1.11 of the Dun Laoghaire Rathdown County Development Plan 2022 – 2028.

Sincerely,

Paul Byrne

48 Acorn Road, Dundrum Dublin 16