

Re: ABP planning reference 313220
(Dundrum Old Shopping Centre/Hammerson Allianz proposed development)

We wish to object to the planning application above on several grounds. My family and I currently walk through the site of the old Dundrum Shopping Centre on a daily basis, a ten minute stroll from our home. We use the shops there, walk the dog and the children, enjoy the sense of 'centre' provided by the old town and Main Street. While we feel there is neglect and misuse of some properties and welcome development, we are strongly opposed to the kind of development proposed here. We also feel, with a site like this, there is a huge opportunity for a dramatic, uplifting redesign of Dundrum that will serve its growing population into the future. Sadly, this planning application doesn't respect that council-designed, community-oriented opportunity but instead appears to prioritise packing in as many apartments as possible, in our view.

We believe the proposed development does not align with the designated zoning of the site. Our understanding is this Major Town Centre site should, by definition, include a mix of civic spaces, amenities, facilities, retail and residential that will function as a core, a focal point for the wider Dundrum (and neighbouring) community. It should be designed as a beating heart for this suburb, one where local identity, creativity, expression, recreation and commerce can combine into something tangibly enjoyable for locals and visitors alike. A space in which locals can take pride and a place that reflects that pride.

Instead, the proposed monolithic group of dense, compact and poorly serviced apartments will comprise 95% of the site, rendering all future community development and celebration impossible. It will make the town centre of Dundrum homeless and reduce it to a suburb with no community focal point, save perhaps a large landmark shopping centre beside a large landmark gateway apartment block.

We find no mention in the application as to how the town of Dundrum will be included and nurtured in the proposed development, no detailed provision for civic or cultural spaces, a cynical omission. It should be noted that locals wishing to meet to discuss their objections to this proposal had to resort to hiring a hall owned by a religious institution (Taney Church). Likewise, local residents associations must hire a room for their meetings from Dundrum church. In a time in greater separation of Church and state, it is lamentable that Dundrum does not have sufficient civic spaces available for hire for locals to conduct their secular and civic matters, rather they must hire spaces from local churches for such. Any future design of Dundrum should include provision for spaces (for reasonable hire) that facilitate local community affairs and local governance. The proposed development does not include any such provision that we can see. Neither does it provide any public square or space at the centre of the town for gatherings, festivals, events etc.

We understand that many of the pretty old buildings on the Main Street of Dundrum have been protected by Architectural Conservation Area designation in the County Development Plan, something completely ignored in the planning application which seeks to destroy this heritage. With a little

imagination (and good architects), such buildings *can* be incorporated into new development in a complementary, respectful and functional way (we have an architect in the family). We see none of that imagination or respect in the proposed development.

We support the development of new apartments and would be glad to see more in our area. However, we fear the current housing shortage may lead developers and planning authorities to encourage short-term ambitions which fail to respect the long-term consequences, all for the sake of speed. Housing shortages, while upsetting, even devastating, for those affected, are temporary. A huge construction such as the proposed development is less temporary, and while it may alleviate a housing need right now, it will inflict a legacy of problems that will burden the area long after the housing 'crisis' has passed.

The proposed development would be an injurious overdevelopment of the site, grossly out of scale with its surrounding built environment, visually discordant, overbearing and intrusive. It would detract from the visual amenities of the surrounding residential area and the Architectural Conservation Area (of the Main Street.) It will make the surrounding properties less desirable, devalue them and devalue the area due to loss of amenity, public spaces, etc.

The under-provision of car parking space in the proposed development will lead to long-term problems, in my view. If the purpose of this is to 'force' residents to use public transport and appear environmentally aware, our belief is this purpose is deeply misguided. Without a car, how will residents transport children to school or after-school activities, how will they bring home large shopping from nearby outlets, supermarkets, home stores? How will they ever holiday in the west of Ireland, visit family in the countryside at weekends? Many workers have jobs which entail being on different premises regularly, necessitating a car - where will they park at night? It is naive to assume that most residents will not need a car. Recent studies have indicated that public transport in Dublin has much room for improvement; many female passengers report feeling unsafe on public transport, others feel it is not policed adequately, not swift enough, not interconnected intelligently and too expensive. In a pandemic, (crowded) public transport is the least safe way to travel. Until such a time as these complaints are remedied, residents of the proposed development will need cars in Dublin and will need somewhere to park them when at home. The proposed development does not cater for this parking need and, by failing to do so, pushes this potential parking issue out on to the street for the public to work out. We will most likely see the surrounding suburbs, where children play in quiet streets, become busy 'parking overflow' areas for affected residents,. This will give rise to tensions, a possible sense of 'them and us' and further worsening the cracks in the community caused by the development. This inadequate parking provision is both irresponsible design and a commercially grasping approach to any Strategic Housing Development.

As for traffic, we believe the current road network in the vicinity struggles to accommodate current traffic at peak times. The addition of 881 new apartments will worsen this situation to a point that neither car users nor

public buses will be able to circumvent: everything will grind to a halt. We see no provision for a road network redesign as part of this application, no meaningful proposals to alleviate the possibility of overwhelming congestion.

Recently, we installed a combi boiler in our home, as have several other people in the area. It's expensive, but this kind of heating system depends upon good gas flow and water pressure in the area. Unfortunately, the water pressure in our area is quite up and down. Irish Water informs me this is due to leaks and technical issues in the surrounding network.

We fear the addition of 811 new apartments in the area can only worsen this situation, unless Irish Water is going to also embark on a major project to repair pipelines in the area (which we have not heard about) If our home no longer has an effective heating system due to a significant change in the local water pressure, as a result of this proposed development, who should be held responsible? An Bord Pleanala? The council? Irish Water? Or Harmmersons? Our worry is that nobody will take responsibility and the cost will fall to us. I hope An Bord Pleanala will regulate and protect against such potential outcomes.

Please do not grant permission to this application, do not be responsible for the legacy of damage it will inflict on our area, all for the sake of cramming in a large number of residents during a temporary housing crisis. Give Dundrum the town centre it, indeed any suburb, deserves.

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