

## OBSERVATION DOCUMENT

25 Laurel Drive  
Dundrum,  
Dublin 14

An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1,  
D01 V902

08 May 2022

**Ref: 313220**

**Re: Hammerson-Allianz SHD Plans for Dundrum Village (the “Development Plans”)**

Dear Sirs,

As a resident of Laurel Drive, Dundrum, Dublin 14 I am strongly opposed to the Development Plans.

My observations are as follows:

1. **material contravention of zoning** – the Development Plans (which are 95% residential) conflict with, and are in material contravention of, the zoning requirements for the site. Mixed use zoning is what is required for the site and is what we, as a community need within Dundrum. We need spaces for service providers e.g. health care, child care etc., we need space for retail (including the traditional main street retail e.g. butchers, newsagents, fruit and veg shops, the post office etc.) and we need public space for entertainment (as further referenced in point 4 below). Accordingly, there needs to be much more than just new residential units included as part of the Development Plans in order to encourage, maintain and generate community. Clearly, as drafted, the Development Plans are focused (almost entirely) on residential building only – this is in material contravention of the zoning requirements for the site!
2. **proposed level of high rise is absolutely not appropriate** – it is completely out of keeping with Dundrum’s existing character where, aside from ‘Dundrum Town Centre’ Shopping Centre, there is little or no high rise in Dundrum – now, all of a sudden there is this desire to completely transform the look of the town with even the lowest of these proposed buildings (at 5 stories) being out of character with the existing surroundings. 5 stories along the main street will essentially turn the main street into a narrow tunnel and a dark one at that (which could add its own security concerns at night time), whilst 16 stories at the end of a street is just ludicrous in terms of its scale and completely overbearing – this is not Dublin city centre! This is Dundrum – a village – and needs to be treated as such
3. **no respect for historic buildings** – whilst it clearly important to look forward and to develop in order to meet our changing population, circumstances, environment, interests etc., this should not be done at all costs. We must remain mindful of, and respectful of our history and our heritage and our historic buildings and culture. That being the case, the proposal to

demolish the historic buildings on the main street in Dundrum shows a complete lack of respect for Dundrum, its history and its character which its residents (and friends) are so mindful to respect and indeed so anxious to protect (in the form of these historic buildings)

4. **lack of social amenities** - like many of Dundrum's residents, I would love to see a central public space within Dundrum where people can go to meet and socialise and hold local events – that is the heart of any community and Dundrum is crying out for such a place – all we have at the moment is a (privately owned) shopping centre - Disappointingly, this is not catered for though within the Development Plans – we need this. It is a very real fear that demolishing the main street and seeking to replace it with residential units (a lot of which will be vacant – if following suit with other housing developments) will suck the life out of Dundrum as a community and a social setting.
5. **impact on luas** - it is already difficult to get on the luas at peak times. It will be near on impossible to get on a luas with the influx of so many new residents in Dundrum.
6. **impact on traffic** – the introduction of the one way system in Dundrum had already forced cars onto the residential roads, rendering traffic levels within these residential areas quite busy already at peak times. Clearly the traffic levels on these residential roads will only get worse with the influx of so many new people

To conclude, I am not anti-development. Far from it. I am very pro-development (which should be apparent from the observations above). However, I would like the development to be respectful of its current surroundings (note: this is not Dublin city centre – it is a low rise village setting), be of a kind that maintains, creates and encourages a local community (via public spaces etc where people can come together) and one which caters for its residents (young and old) in terms of the services it provides i.e. health services, child care etc. I would hope that the Development Plans (which need amending to provide for mixed use) can take account of, and seek to provide for the above.

Yours faithfully,

Paula Gormley