

To: An Bord Pleanála

Date: 09 May 2022

From: Richard and Jeanetta Sloane, 40 Knocknashee, Goatstown

Re: **Application to An Bord Pleanála for a strategic housing development at Old Dundrum Shopping Centre (“the Dundrum Site”)**

Planning Reference: 313220

We have lived at Knocknashee, Goatstown for almost 30 years and our home is located within a short distance of the Dundrum site. We care deeply about the local community and have a deep vested interest in how the locality evolves. Clearly the development of the Dundrum site, being at ‘the heart’ of the Dundrum Village and community is of critical importance to all local residents.

We are not averse to a reasonable development on the Dundrum Site, to include a reasonable residential component, along with a significant plan to create a sense of Village and place, including the provision for civil, cultural and community facilities and services, a civic square and an appropriate level of retail and leisure facilities. However, we have a number of significant concerns with the proposed plan for the Dundrum Site

Mass, Height and Density

The overall residential content of 881 apartments along with the proposed density at 250+ units per hectare represents serious over development of the site

The monstrosity development of 881 apartments in 11 blocks, rising from five storeys on Main Street to 9 - 12 storeys along Dundrum Bypass including a 16-storey “landmark gateway” tower is totally out of context from a height perspective with the neighbourhood, and is far beyond what could be considered reasonable.

The scheme is overwhelming in height, scale, massing and bulk. The gross floor area of 88,442SM – (almost one million square feet) is primarily devoted to residential (95 %) , with minimal provision of car parking (320 spaces) and other services (5 %). The development is a visually dominant scheme and would alter Dundrum Village in a profoundly negative manner

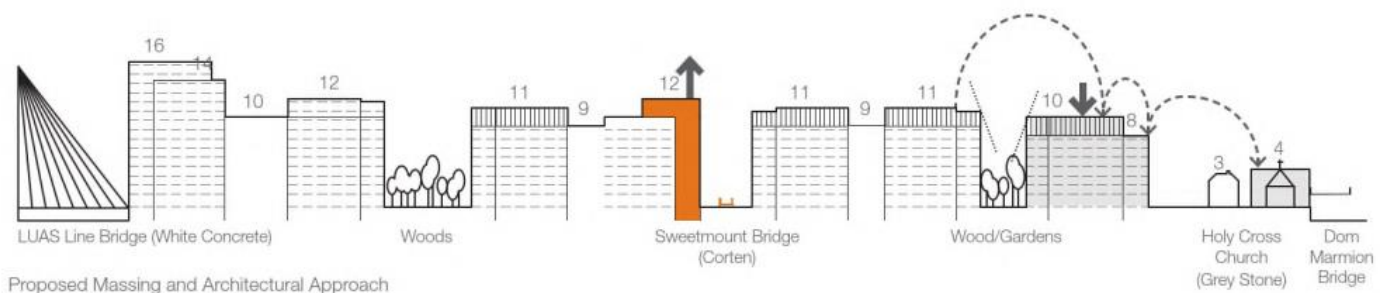


Source: Dundrum Village SHD – Design Statement

Main Street Appearance



Source: Dundrum Village SHD – Design Statement



Source: Dundrum Village SHD – Design Statement

As can be seen from the contextual illustrations above, the proposed development totally dwarfs the adjoining buildings both in Dundrum Village and adjacent residential homes.

The transition from 2 story shops/homes to 5 - 16 storey apartment blocks is inadequate.

Buildings of architectural value would be demolished and existing buildings would be dwarfed by five-storey buildings fronting onto the main street

Sense of Village / Place at Dundrum

The new county plan specifically refers to the old shopping centre site and lays down a series of objectives aimed at ensuring that its future development would include a community, cultural and civic centre for Dundrum. It also states that “building heights alongside Main Street must be sensitive to the original streetscape, in keeping with its character, scale and candidate Architectural Conservation Area [ACA]status”.

The proposed plan fails to deliver on this objective under a number of aspects:

- The overall development is massive with only a fraction of the proposed development given over to retail/civic/leisure (4,458 SM out of a total of 88,442 SM – representing a mere 5% of the total development). This doesn't provide the opportunity to develop a sense of Village.
- The county plan envisages a substantial space for a Village Square/Civic Space. Such a space is essential to create the sense of a Village Centre. The type of space envisaged in the County Plan is not present in the proposed plan
- The proposal plans to demolish "all existing buildings on site" apart from a row of three houses known as Glenville Terrace. These would include several buildings on Main Street that contribute to the character of Dundrum. (It is noted that the historic buildings on Main Street are now designated as an Architectural Conservation Area in the County Plan)
- The proposed replacement five-storey blocks on Main Street would present a jagged building line along the west side of Main Street, thus creating a disjointed streetscape.

In summary, the development is of a scale, height and density far in excess of what is permitted under the DLRC County Plan, would overlook and overshadow the surrounding buildings and be totally out of keeping with the historic character, scale and streetscape of Dundrum Village. It also fails to provide the sense of village envisaged in the County Plan (and I believe a vision that is shared by the vast majority of local residents.)

Suggestions to An Bord Pleanála to address the above:

As noted at the outset, we are not averse to an appropriate development at Dundrum, and in fact, would welcome a development that provided a reasonable size residential scheme along with a much-needed sense of village at the heart of our community. We would recommend the following revisions to the proposed plan:

- The heights be adjusted to reflect a development more appropriate for the location and preserve the village/residential amenity. Appropriate Heights are 2/3 storeys along the streetscape graduating to a maximum of 5/6 storeys at the highest point.
- The creation of a substantial space for a Village Square/Civic Space. A significantly increased proportion of the development should be given over to retail space with the creation of a focal point/Village Centre. (This space might include civic, cultural and community facilities, spaces and services). The population around Dundrum has grown significantly in recent times and this trend will continue. It is vital therefore that we create a village with a heart, along with the facilities to cater for the people who come to live in the Village and its surrounds
- Retain and refurbish the existing buildings along Main Street, Dundrum, in order to retain the Village character and preserve the streetscape

Thank you for considering our observations, and we hope they are of some assistance in your deliberations regarding the proposed scheme

Yours faithfully

Richard & Jeanetta Sloane