

Observations on a Strategic Housing Development application

Observer Name: Ronan Colgan and Christabel Scaife
Observer Postal Address: Apt 5, 33 Belmont Avenue, Donnybrook, Dublin 4

ABP Case Number: 313220
Name of proposed development: Old Dundrum Shopping Centre, Main Street, Dundrum
Location of development: Dundrum

Grounds:

In preparation for making this information, we have attended a public meeting on the application hosted by Imagine Dundrum, read the arguments both for and against online, and made ourselves aware of the previous feedback on this proposed development as provided by Dun Laoghaire Rathdown County Council.

Also, I should put out that we were born in Dundrum, attended primary school in Dundrum and currently hope to buy in the area, where our immediate and extended family currently live.

It is our opinion that:

- the proposed development runs contrary to the guidance and larger plans for the area that have been prepared by Dun Laoghaire Rathdown County Council;
- the scale of the proposed development will dwarf the Main Street;
- the provision of 5% non-residential space will be grossly insufficient for the needs of the people who would ultimately live there;
- the provision of a creche appears to be included solely to justify its inclusion within an SHD application rather than to provide any meaningful resource to the community it would create;
- while redevelopment of the site is necessary and increased affordable housing in the area sorely needed, this development will do very little for potential first-time buyers and serve only to create an investment property for the developers.

We would like to clarify that we would not oppose development of the site, or high-density housing on the site. Likewise, we would, of course have no issue with any developer working to make a profit. We would, however, object in the strongest possible terms to this development in its current form, particularly for the way in which we believe it has disregarded the plans and guidance of DLR County Council.

With best wishes,

Ronan Colgan and Christabel Scaife