

10 Castle Court,
Ballinteer Road,
Dundrum,
D16.

To Whom it may concern,

I wish to submit an observation and objection to the proposed Dundrum SHD submitted to ABP by Hammerson-Allianz.

The proposal is in direct contravention of the major town centre zoning that is in place for Dundrum.

With regards to the proposed buildings. The plans are to create overbearing, obtrusive and monolithic buildings that are completely out of character with the current village. These buildings will remove any village feel and will turn the main street into a through road. The "landmark" building is a horrendous proposal that will completely dominate the very small area, will block current beautiful views across the village into the mountains and will stand as a characterless colossus.

The proposed plan is to create significant numbers of dwellings with very little supporting amenities. These dwellings, based on the prices put forward for CoCo purchase, will be out of the price range of many buyers. Alongside the excessive pricing, the lack of amenities is not conducive to creating a community/family friendly environment. There are already issues with the utilities in the area e.g. poor water pressure and sewage issues, having another 881 dwellings will only add to this issue.

There has been no substantial provision for all the things that make up a town centre/village centre such as civic amenities like a town square, cultural and community facilities, that enable the functioning of a town centre. Dundrum is only one of two major town centres in the county. This proposal will decimate our village. Dundrum is a town centre for many of the surrounding villages. It does not appear that any of this has been taken into consideration by Hammerson-Allianz as part of their proposed plan.

The impact of so many additional residents does not appear to have been considered in areas such as employment opportunities, education, transport. The Luas is already insanely busy and will be further impacted by both Cherrywood and Dundrum Mental Hospital developments. The roads around Dundrum and into Dundrum are jammed with traffic every day of the week. This will only become worse with this development being right on a main artery through Dundrum into the city.

In summary this proposal is horrendous and will have a devastating effect on both the village and the surrounding areas for generations to come. The village absolutely must be redeveloped and with the right development could be an incredible opportunity to regenerate this town centre for this and future generations.

Yours Sincerely,

Ruth Meredith