

44 Weston Road

Churchtown

Dublin 14

To whom it may concern,

I have serious concerns about the proposed development re the Hammerson-Allianz-plans.

Apart from the proposed development contravening the Town Planning Act, the congestion that will result, in an already densely packed area will be detrimental to the harmony and happiness and the mental wellbeing of the residents of Churchtown/ Dundrum / Ballinteer and its through traffic. Dundrum/Ballinteer is already congested as it is and this will bring traffic to a complete standstill. At 5-6pm in the evening under the Luas Bridge is already at times deadlocked.

The journey from Arklow to Dundrum takes about an hour on the M50 and the journey off the M50 at junction 13 to my house in 44 Weston Road can also at times take another hour, especially at Christmas. This is largely due to the Dundrum Shopping area congestion. We already accommodated this Shopping Centre and the high flats that came with it. Now you are asking too much!!!

Dundrum is prone to flooding.

Antiquated sewage pipes will be even more at risk from high volumes of people waste.

Inadequate parking facilities (Dundrum Parking Fine Revenue are one of the highest in Dublin), narrow road systems already jeopardise the safety of pedestrians and cyclists even though many motorists from our area are extremely patient and kind. This added congestion will put even more strain on exhausted workers returning home or frayed parents trying to bring their children to school or social recreational facilities.

The height of the buildings is completely out of sync with existing structures.

The existing green area of our beautiful historical village, limited and cut back over the years, will again be vandalised and demolished by massive concrete structures that will put an end to our peaceful existence and the biodiversity of our planet.

Families will be cooped up in densely packed high-rise areas causing -massive social problems with no space similar to rats in a maze. ANOTHER X-BALLYNUN!

Have you really thought this through?

It is with great sadness and anxiety that I feel obliged to write this letter. I am anxious already, even as I know the cry of profit and money shouts louder than my cry.

Sarah Jackson