

**Ref 313220 – Old Dundrum Shopping Centre**

Trevor Redmond

28 Mountainview Drive,

Churchtown,

Dublin 14

Dear Sir/ Madam,

I would like to make an observation on the proposed development of the old shopping centre in Dundrum by Hammerson-Allianz.

Firstly, I am a Luas user for work – I travel into the city centre from Dundrum. A development of 881 apartments in 11 blocks would adversely affect an already over crowded transport system. Prior to the pandemic, getting a Luas in the morning was extremely difficult as they were always full capacity by the time they arrived in Dundrum, this problem is now recurring post pandemic. Adding all these extra people from such a large development will only make it worse. Remember the recent development of Notre Dame school (now Fernbank apartments) has also greatly increased people using the Luas as it's just across the road from Dundrum Luas station. The large Cherrywood development will also see a much greater usage of an already stretched Luas service.

Parking in Dundrum village would become very limited – many older people need to be able to park to attend the Church in Dundrum village and access other services. I know there is a push to move away from car to public transport and cycling but this is not practical for everyone and especially older people with mobility issues. My own GP is based in Pembroke cottages Dundrum and access could become an issue with long term building work and lack of close by parking. Currently the large number of parking spaces in the old Dundrum shopping centre are being used daily - this too emphasises that the current retail units are being used by the community, the new proposed development is 95% residential. A vibrant retail hub that is currently well used by the community would be diminished.

The new development has no plans for a civic plaza or any cultural and community facilities at the heart of Dundrum village. Dundrum would become one large shopping centre and a huge apartment complex. There are no provisions for cultural and community facilities that are very lacking at present. The development of Dundrum Town Centre took years and caused much disruption to locals, another proposed 8-year development would not be something to look forward to in the heart of Dundrum and cause considerable disturbance to the community.

Dundrum is a very historic area with St Naithi's church and graveyard very close to the new proposed development. The overall height and density of this proposed development is out of character with the surrounding area. I also believe it is proposed to demolish historic buildings on Main Street, the area has been designated an Architectural Conservation Area in the County development plans for 2022-2028 – so how could you let these be demolished?

We have a housing crisis, but these new apartments will be out of reach of the 'ordinary' person or young couples. Who will be living there – will these be rented to transitory workers employed by large multinationals; I cannot see them as long-term homes for a community? The cost of the social housing element also seems excessive for taxpayers to fund.

Simply put a 16-story block is completely out of character for Dundrum. 11 apartment blocks in total. The surrounding area is low density and low rise. This would look out of place and be to the detriment of the surrounding environment. As a local resident I don't see this development as a benefit to the local population in its current format. I ask that you consider my observation and do not grant this planning permission in its current format.

Housing should be for the benefit of the community and all development should hinge on this principle. This proposed development in its current format does not add to the community but rather subtract, please consider my views on this and I look forward to your response.

Please note I submitted a previous application online but unfortunately did not include my home address so hence I have resubmitted this observation.

Kind regards,

**Trevor Redmond**

Home address,

**28 Mountainview Drive,**

**Churchtown**

**Dublin 14**