



Dundrum Local Area Plan  
Pre-draft Consultation

Submission from  
**Imagine  
Dundrum**

14 December 2018



# **A Submission from Imagine Dundrum to the Dundrum Local Area Plan pre-draft Consultation**

## **Imagine Dundrum**

Imagine Dundrum is a coming together of a group of local residents of Dundrum and surrounding areas. We are working together for the renewal of Dundrum's core built environment. Our aim is bring a strong community voice to the decisions that will shape our place for generations.

## **Welcome for the Local Area Plan**

We warmly welcome the start of the Local Area Plan process, and look to that Plan, in due course, to begin a ground-breaking process of renewal for Dundrum Village. We believe the LAP offers an opportunity to create a sustainable, modern, thriving Dundrum that effectively blends the Village's rich past and heritage, its unique character and its present strengths, with its future as a modern urban village.

Our focus in our submission is on Dundrum Village, as the centre of a growing population and the second major town in the county of Dun Laoghaire Rathdown, and on the developments we believe are needed to make Dundrum a thriving, attractive and welcoming community in which to grow up, visit, work or grow old.

## **Dundrum's recent history**

Following the large-scale housing expansion of the 1960s and 1970s, the Dundrum area developed a strong new sense of community and locality, based around its historic village core. In recent years, however, local people have experienced a progressive sense of loss resulting from the visible down-grading of much of our local environment. Significant change came from Dundrum's designation as a Major Town Centre, the construction of the new shopping centre and the bypass. Then, during the recession years, we have witnessed the gradual physical deterioration of our Main Street as a whole. As a result, we have lost a unique place with an individual character and living history, which had nurtured social cohesion and a sense of belonging for local residents.

*Imagine Dundrum* members are convinced that these lost qualities can be restored to Dundrum, with good planning, sensitive awareness of the social and community dimensions of urban redevelopment, and adequate and timely consultation with local communities and businesses. The proposed redevelopment of Dundrum's built environment has the potential to restore that strong sense of community for locals, while creating a thriving, varied, and authentic place attracting workers and visitors alike.

## **The principles underpinning Imagine Dundrum's Submission**

At the start of our work three years ago, Imagine Dundrum adopted a set of fundamental principles for the renewal of Dundrum. These principles have guided us well, and they underpin and inform this submission. We believe these principles (below) are in tune with the ethos of the Issues Paper published by Dun Laoghaire Rathdown County Council.

*Our fundamental principles: The new Dundrum we want to see:*

- **A thriving Dundrum Main Street**, which reflects and respects the character and streetscape of the Old Main Street, including the local historical and cultural landmarks, and maintains a style and scale of building in tune with the unique character of the Village.
- **A proper balance between residential, commercial and public/civic spaces in Dundrum**, both on the Main Street and in the overall development, restoring the original qualities of Dundrum Village.
- **A substantial public focal point providing for cultural, community and civic uses and forming an integral part of Dundrum's redevelopment**. This will strengthen and support community life and ensure its sustainability.
- **A Dundrum which is a connected environment, pedestrian- and cycle-friendly**, with easy movement between its different parts, with open and green areas, and smooth links to public transport.
- **A thriving place where small and medium-sized local, independent business are encouraged and provided for**, to ensure authenticity in the commercial landscape, and a thriving day and evening social and commercial life.
- **A renewed Dundrum that is inclusive, open and accessible to all** - including older people, children and young people, people with disabilities and the widest range of residents, workers and visitors.
- **A sustainable, future proofed Dundrum**, showcasing the highest environmental and energy efficient standards in its design, construction and maintenance

We are delighted that our **1,000 Voices Project**, when we sought signatures from 1,000 local people in support of these principles, has been a success, and we are now embarking on securing a further 1,000 statements of support

## **Population, Demographics and the Boundaries of the Local Area Plan**

### **Assessing need: The role of demographics in the Local Area Plan process**

Population and Demographics in the Issues Paper are a function of what constitutes the LAP boundary and an assessment of the population within those boundaries.

This population/area chosen for the Local Area Plan has a direct bearing on the assessment of needs in the Plan area, such as social and community facilities, child care, health services, library services and much more. As such, the boundaries of the Plan should have clear regard to the areas to be served by the Village.

The demographics cited in the Issues Paper are based on the 2016 census. The fact that the data is two years old is of little importance where no development has taken place in the intervening years, and no significant developments are expected within the lifetime of the LAP. However, if the LAP boundary were extended to include the predicted population of all contiguous developments such as Notre Dame, Southmede, Wyckham Point and Herbert Hill, the population size and mix would change significantly.

Our belief is that Dundrum Village is the centre point of all the above developments and that the sizing of the population served by the Village should include those above, the population of the hinterlands of Dundrum, including the predicted population of the Central Mental Hospital development. We submit that the Local Area Plan boundary be extended to cover all of the developments mentioned above which have not already been included.

### **A coherent approach to Taney Parish**

We also submit that Taney Church should be within the Dundrum LAP area as its parish community and its schools are within the Dundrum Area; the church authorities share this view.

## Towards a Child and Young-Person-Friendly Dundrum Village

### Making children a priority for the Local Area Plan

Children and young people have their unique perspective on what matters in their place. They see their environment with fresh eyes and enquiring minds. Young children experience the city, town or village from a different height. What they need from and value in a place is different from what adults need. Planners have both an opportunity and a duty to respond to those unique needs and perspectives and build them into the planning for and thinking about urban design.<sup>1</sup>

The health and wellbeing of citizens generally, but especially children, should be at the center of the planning principles that guide the future planning for Dundrum Village.<sup>2</sup> As a guiding principle, health and wellbeing considerations, especially for children and young people, will place a strong focus and priority on open space and recreation, environmentally friendly, sustainable and safe environments, and the need to create a child-centred place to live, play and go to school.

*Imagine Dundrum* believes that engaging children in the urban design and planning process has value that goes well beyond the learning and insights that it delivers for children and young people, though these insights are crucial. It helps to create a sense of place and a pride in that place.<sup>3</sup> It lays the roots of community engagement and belonging, that can last a lifetime.

*Imagine Dundrum* believes that the needs and interests of children and young people should be **visible and explicit** in the planning considerations that drive every aspect of the Dundrum Local Area Plan, and especially urban design and placemaking, open space and recreation, movement, and housing. Their needs should be specifically measured and responded to and have a high priority across all facets of the planning for Dundrum Village and its environs.

### Our engagement with children and young people

In preparing to make this submission to the pre-draft consultation for the Dundrum Local Area Plan, *Imagine Dundrum* held several engagements with children and young people. We provided them with opportunities to walk the Village, learn about its heritage, think 'on the spot' about what the future might look like in a child friendly village. In partnership with the Irish Architectural Foundation, workshops were held with the young people where they explored possibilities and exchanged ideas. We listened to the ideas from very young children at a family workshop.

A striking feature of the ideas and wishes of children was their **empathy for others besides themselves**. They spoke about the need for places that were good for older people and people with disabilities, and parents with buggies.

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<sup>1</sup> <https://www.childinthecity.org/2018/04/26/helping-children-re-imagine-the->

<sup>2</sup> <https://www.childinthecity.org/2018/03/30/urban-planners-must-prioritise-well-being-says-who-public-health>

<sup>3</sup> *Placemaking with Children and Youth: Participatory Practices for Planning Sustainable Communities*. By Victoria Derr, Louise Chawla and Mara Mintzer.



Their ideas were not confined to their wish for playgrounds and recreational spaces. They had a keen sense of the facilities that make for a rich community life. They talked about housing, the library, shopping, traffic and much more, with imagination and creativity.





### **Children, Young people and the Dundrum LAP**

Imagine Dundrum believes that the Dundrum Local Area Plan should be **explicit** in its provision for creating a child and young person friendly Dundrum, with specific sections catering to child friendly urban design.

We propose that children's interests should be covered in depth in the proposals for urban design and placemaking, movement, social and community facilities, and other sections as well as open space and recreation, which is a key area of interest for children.

*Imagine Dundrum* heard from children and young people of different ages. However, as a voluntary community group, our resources and time for consultation were limited. We propose that in preparing the plan, the planners and other personnel responsible for the public realm and community planning would engage directly with children and young people and hear their voices and ideas.

**Proposal:** Make children and young people's needs explicit and visible in the Local Area Plan.

**Proposal:** Engage directly with children and young people in preparing the Plan.





## An Accessible and Inclusive Dundrum Village

### Dundrum Village can lead the way

Placemaking means designing a place that is accessible, attractive and welcoming for everyone and where services, buildings and the public realm are planned and designed with the needs of all ages and abilities in mind. An accessible environment will support the health and wellbeing of all.

*Imagine Dundrum* believes that The Dundrum Local Area Plan offers a huge opportunity to enable the future Dundrum Village to lead the way in creating an urban space that is friendly for everyone, but especially a place that is accessible and inclusive for people with disabilities and their families and older people.

We will draw attention to particular issues, concerns and opportunities for an accessible Dundrum Village in the course of other sections of this submission.

### Planning to meet the needs of older people: A strong policy context

The Issues Paper refers to the population of older people in the Dundrum Area. In the light of this large and growing population group, it is essential that the Local Area Plan will make explicit provision for an age-friendly Dundrum Village and wider environment.

We note National Policy Objective 29 in the National Planning Framework saying that ‘Local planning, housing, transport/accessibility and leisure policies will be developed with a focus on meeting the needs and opportunities of an ageing population along with the inclusion of specific projections supported by clear proposals in respect of ageing communities as part of the core strategy of city and county development plans.’<sup>4</sup>

*Imagine Dundrum* welcomes the fact that Dun Laoghaire Rathdown County Council has signed up to the *Dublin Declaration on Age Friendly Cities and Communities*.<sup>5</sup> Several aspects of the Declaration are especially relevant to the Dundrum Local Area Plan:

- **Adopt measures to develop urban spaces and public places that are inclusive, sharable and desirable to all**, including older people, and ensure that publicly used buildings promote the dignity, health and well-being of users of all ages, and are fit for purpose to meet the changing needs of an ageing society.
- **Promote and support the development of neighbourhoods and communities for all ages that are diverse, safe, inclusive and sustainable**, and that include housing for older people that is of the highest quality.
- **Promote the participation of all**, including older people, in the social and cultural life of their community by making available a diverse range of events and activities that are accessible, affordable and tailored to be inclusive of them and promote their integration into the community. This should include the promotion of intergenerational activities.

*The Dun Laoghaire Rathdown Age Friendly Strategy 2016-2020*<sup>6</sup> translates these principles into a strategy for the county. The views and wishes of older people were well captured in the

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<sup>4</sup> <http://npf.ie/wp-content/uploads/2017/10/Ireland-2040-Our-Plan-Draft-NPF.pdf>

<sup>5</sup> [https://extranet.who.int/agefriendlyworld/wp-content/uploads/2014/05/Dublin\\_Declaration\\_2013.pdf](https://extranet.who.int/agefriendlyworld/wp-content/uploads/2014/05/Dublin_Declaration_2013.pdf)

consultations that were held to develop the strategies. Those needs and views have clear application for the Dundrum Local Area Plan, and should be fully taken on board in the development of the Plan.

### **Towards a disability friendly Dundrum Village**

While planning for older people will also help to ensure that Dundrum Village is an accessible and welcoming place for people with disabilities, more needs to be done in terms of planning for the public realm to meet the particular needs of people with disabilities. Children and adults with autism have particular needs in the urban environment, and those needs should be examined and addressed as part of planning for the Village.

The Universal Design<sup>7</sup> approach to the public realm is one that can help to ensure that ease of access, movement and use of public and private space is built in from the start. While Dundrum Village is not a 'green field' *Imagine Dundrum* believes that the investment in planning for an accessible Village which we hope will follow from the Local Area Plan offers a vital opportunity to create a fully accessible environment for people with disabilities.

### **Consulting with people with disabilities: What *Imagine Dundrum* heard**

*Our consultations: Imagine Dundrum* talked with people with disabilities, families and advocates about their experience of Dundrum Village. We asked what would make it a good place to live, visit, spend time. We spoke with people who are wheelchair users, people with visual impairment, family members and people with learning disabilities. We put out a call through our mailing list and got responses from several professionals with an interest in this question.

The overwhelming feedback was that Dundrum Village at present is an inhospitable place. The difficulties people spoke about ranged across many aspects of the public realm, including pavements, street furniture, safe walking routes, car parking, traffic, lack of accessible toilet facilities. For wheelchair users and visually impaired people, the Main Street was not experienced as a welcoming place.

### **What people would like**

Among the changes that people with disabilities to whom we spoke want to see are seriously improved paths and pavements, walkable routes through the village, a much bigger and accessible library, accessible restaurants and shops, quiet, calm places to sit and relax, and reduced speed of traffic through the Village.

Particular attention also needs to be given to making sure that children with disabilities are held in the minds of planners and developers. Play facilities in Dundrum Village and environs need to be accessible and to include play opportunities for children with mobility needs, and autism friendly play.

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[https://www.dlrcoco.ie/sites/default/files/atoms/files/dun\\_laoghaire\\_rathdown\\_age\\_friendly\\_strategy\\_2016\\_-\\_2020.pdf](https://www.dlrcoco.ie/sites/default/files/atoms/files/dun_laoghaire_rathdown_age_friendly_strategy_2016_-_2020.pdf)

<sup>7</sup> Building for Everyone: A Universal Design Approach. National Disability Authority. Centre for Excellence in Universal Design, <http://universaldesign.ie/Built-Environment/Building-for-Everyone/>

**Proposal:** The redesign of Dundrum Village offers opportunities to take advantage of up to date technology in the design of disability friendly environments.<sup>8</sup> We urge Dun Laoghaire Rathdown County Council to invest in making Dundrum Village a model of best international practice and the most welcoming and hospitable place for children and adults with disabilities and older people.

**Proposal:** That the Dundrum Local Area Plan will make explicit provision for an age-friendly public domain.

**Proposal:** That DLR will conduct a detailed audit of Dundrum Village to prepare the LAP but along with people with disabilities.

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<sup>8</sup> <https://www.theguardian.com/cities/2018/feb/14/what-disability-accessible-city-look-like#comment-112226104>

## Protecting Dundrum's Heritage

### An Architectural Conservation Area designation for Dundrum Main Street and beyond

*Imagine Dundrum* has made an application to Dun Laoghaire Rathdown County Council for the designation of Dundrum Main Street as an Architectural Conservation Area. That application constitutes our submission to this Local Area Plan pre-draft consultation, along with some additional buildings, and we re-submit the application here.

#### Introduction

Dundrum Main Street and the area around the intersection of Ballinteer Road, Main Street, Upper Kilmacud Road and Sandyford Road (also referred to as Dundrum Crossroads) is one of the areas in Dun Laoghaire-Rathdown County which exhibits distinct character and qualities based on its historical build form and layout. This distinct character often derives from the cumulative impact of an area's buildings and their setting. Areas such as this are an expression of our heritage and identity and contribute to the quality of our lives.

There will always be changes in areas such as this but their special character is of great value and worthy of protection. *Imagine Dundrum* is therefore making the following proposal in order to protect the unique heritage and character of Dundrum village for future generations.

The area around the intersection is already a candidate Architectural Conservation (see *DLR County Development Plan 2016-22*) and it would make good sense and be consistent with this for the Council to create a candidate ACA of the Main Street as described below, and to assess the Crossroads and the Main Street for ACA status at the same time.

The *Planning and Development Act 2000* provides the legislative basis for the protection of such areas by facilitating their designation as Architectural Conservation Areas (ACAs).

Under Part IV Section 81 an ACA is defined as a place, area, group of structures or townscape, taking account of building lines and heights that:

- (a) 'Is of special architectural, historical, archaeological, artistic, cultural, social or technical interest or value, or
- (b) Contributes to the appreciation of protected structures,'

The designation of Main Street buildings as an Architectural Conservation Area would be in line with the Special Local Objective (SLO) 150 of the *DLR County Development Plan 2016-2022* which aims 'to ensure that Phase 2 of the Dundrum Town Centre takes cognisance of the character and streetscape of the Old Main Street'. Creating an ACA here would also be very much in keeping with the thinking underlying the Council's *Urban Framework Plan for Dundrum* which is included in the current County Development Plan.

Buildings of note in the Main Street Area are detailed below.

## Dundrum Main Street: proposed Architectural Conservation Area.

### Main Street - West Side

1. **Glenville Terrace** consists of three Victorian houses (Nos 1 – 3) built using red brick. The Environmental Impact Statement referring to planning application Reg. Ref.D08A/0231 (EIS) noted ‘These three houses retain their primary external Victorian appearance and are an important component of the streetscape’. *Imagine Dundrum* considers that that this terrace is an important part of the character and streetscape of the Main Street. (EIS para 5.11.2.47 and 5.11.2.59, Figure 5.11.2.1 green and Plate 5.11.2.16;).



Photograph Glenville Terrace

### North of Glenville Terrace

2. **The Old Post Office** building north of Glanville Terrace and south of the old shopping centre is a Victorian building that fits in with the character of the street. It presents as a three bay two story over basement red-brick Victorian building with a single story over basement Georgian return (EIS para 5.11.2.60, picture below). Despite the current poor condition of this building, restoration could be possible, and so *Imagine Dundrum* proposes that it should be assessed for inclusion in the Architectural Conservation Area.



Photograph: Old Post Office, 2017

### **South of Glenville Terrace (West side of Main Street)**

#### **3. Several buildings should be mentioned here:**

The first building is **No. 4 Glenville Terrace** (Shop) which is a three bay two storey structure with a hipped roof. The next building is **No 13 Main Street** which has two shops extended towards the street. The structure is a two storey over basement, three bay Victorian building. The shop extensions are of mixed quality but retaining the house will maintain the building lines and height of the street which are to be taken into account under Section 81 of the Act.

**No 15 Main Street** is a two storey over basement, three bay Victorian structure with a shop front extended to the street (currently The Best Barber). These three buildings could be refurbished in the future. All three houses should be assessed for inclusion in the ACA.

#### **Main Street – East Side.**

There are a number of buildings on this side of the street that are of interest and play a key part in maintaining the character and streetscape of the Old Main Street and Street in keeping with the intention of SLO 150 of the current DLR County Development Plan

**4. Nos. 4-5 Main Street**, a pair of Victorian houses converted to shops. No.4 has its upper facade rendered but may well retain its brickwork like No. 5, where it has been painted over. (EIS para. 5.11.2.71, Figure 5.11.2.1, green and Plates 5.11.2.2 and 5.11.2.24).

**5. No 6 Main Street** consists of three houses which are converted into businesses (Tax Assist Accountants, Sherry Fitzgerald and Oxfam). Although relatively modern they are in character with the rest of the East side of the street. (See picture below).





**6. Nos. 8-9 Main Street.** This pair of Victorian houses with decorative brickwork are converted to shops and No 10, a three-bay red brick house which has been converted into a bank. At No. 10, brickwork from ground level upwards can be seen at the north-west corner, behind the stone facing. (EIS para. 5.11.2.72, Figure 5.11.2.1, green and Plate 5.11.2.25-26).

**7. Pembroke Terrace** consists of three Victorian houses built in red brick with attractive stone decorations comparable to Glanville Terrace on the West side of the street although with differences in detail.

**8. Nos 14-15 Main Street,** a five-bay building of yellow brickwork with red brick decorations especially over the windows and door. These building have been converted to shops (EIS para. 5.11.2.73-74, Figure 5.11.2.1, green and Plate 5.11.2.28-29).

#### **West Side near William Dargan Bridge.**

**9. Waldemar Terrace** is a terrace consisting of three houses built with a mixture of darker brick with red brick decorations over windows and doors, details under the cornice and fine chimney stacks. (EIS para 5.11.2.67, figure 5.11.2.1, green and Plate 5.11.2.20).

Depending on the plan submitted to the DLRCC, it is likely that the developer will want to develop the area around Waldemar Terrace and the William Dargan Bridge and we agree that this area is in need of redevelopment. However, we propose that the existing terrace itself, as an interesting building that sets the scale for this entry to Main Street, should be conserved in accordance with other objectives in the Framework Plan 2003, chapter 3.4.2.

The merit of this terrace could be considered at the assessment stage.





Waldemar Terrace

**10. Other buildings** which should be added to the list of protected structures:

**Churchtown Cottage** (beside the library). This is an early 18<sup>th</sup> Century house where the first school in Dundrum began.

**Former Taney Parish School and Teachers Residence**, Eglinton Terrace. Built 1857/1858 to design of Benjamin Woodward (who designed the Courthouse and Adjoining barracks (now gone)).

**Holy Cross Parish House**. Built 1877/1878 to design of George Ashlin (who also designed the church)

**19<sup>th</sup> century estate houses**: Lynwood, Eastwood/Westerton, Frankfort Castle.

**Central Mental Hospital**: Facade of main building and Chapel (1850)

**Glenville Terrace and Pembroke Terrace**, Main Street. Two 1870's terraces still in original appearance that define the redbrick character of Dundrum.

**Coach houses behind 1 Maher's Terrace**, the transport hub in 1878.

**Uncle Tom's Cabin**, Dundrum Road. Attractive architectural front.

### **Conclusion**

In putting forward this proposal, *Imagine Dundrum* is reflecting the concerns and hopes expressed by many of Dundrum's residents, who want the redeveloped Dundrum to remain a recognisable space, retaining its unique character and identity through the protection of the integrity of the original streetscape.

We trust that this submission, proposing assessment of the Dundrum Village area for Architectural Conservation Area status will be given serious consideration.

## Traffic Management in Dundrum Village

### Reinstating Main Street as the heart of Dundrum

A key objective of the Dundrum Local Area Plan must be to reinstate Main Street as the heart of Dundrum by making it a vibrant, safe and sustainable environment that attracts people and supports local business. To meet this objective, a critical feature of the imminent future development of the Village will be good traffic management.

### The policy context

*Imagine Dundrum* welcomes the commitment in the County Development Plan (drawing on the Urban Framework Plan 2003), and restated in the Issues Paper, to the following developments:

- The provision of a pedestrian and cycle friendly and traffic calmed environment along the Main Street
- Planned provision of significant additional off-street and underground parking provision to facilitate the complete removal of surface parking from the Main Street, immediately connected streets and surrounding residential areas.

### The current situation

A large volume of commuter traffic circulates in and around Dundrum on the arterial routes that cross at the Taney Road crossing. This is compounded by a Major Retail Centre on the south end of Dundrum Village which attracts large volumes of cars throughout the day and at weekends. Much of this traffic uses Main Street for access to car parking facilities. Main Street is also used by five bus routes in both directions. This vehicular traffic contributes to an extremely poor pedestrian and cycling experience on Main Street.

### Car traffic management proposals

*Imagine Dundrum* asks that the traffic calming and parking proposals set out in the County Development Plan will be the subject of specific commitments and timeframes in the Local Area Plan. In addition, we propose the following developments:

- Vehicular traffic accessing the Retail Centre car parks from the south should be facilitated entering and exiting from the bypass by traffic management arrangements and discouraged from using Main Street through traffic calming/management measures
- All vehicle access to/from the new development on the Old Shopping Centre site should be to the bypass
- With the very likely (and welcome) addition of cycle lanes to Main Street, and improved pedestrian footpaths with a minimum width of 3.0m on each side of Main Street (ref. Design Manual for Urban Roads and Streets [DMURS]), the resulting carriageway width will be sufficient for one direction vehicular movement only. Main Street should be one way in south to north direction (DMURs)
- With one-way traffic Main Street could be re-aligned to its historic alignment exiting on to Taney Road in the vicinity of the present slip road. This will allow the closure of the current entrance to Dundrum and elimination of another set of traffic signals.
- Traffic volumes on the main arterial routes (Dundrum Road/Dundrum Bypass and Taney Road/Upper Churchtown Road) could be reduced by satellite park and ride/shuttle facilities e.g. the Mint site, Nutgrove, Marley
- Appropriate speed limits should be introduced on Main Street and adjacent areas.

## The BusConnect Proposals

In the current BusConnect proposals, a multiplicity of bus routes would travel up and down through Main Street Dundrum. The prospect of at least six bus routes of varying frequencies travelling regularly up and down through Main Street is not acceptable. Main Street would become a bus corridor.

The BusConnect Plan shows Bus No. 14, 233, A3, 12 going up and down Main Street. Other routes may be added after the review of the current draft proposals. In addition to these, Route 175 and route 75 travel on the Main Street. The Airport Coach also travels on the Main Street. Most of these have a frequency of 30 minutes, with the exception of the A3, which has a proposed 15-minute frequency.

These proposals would represent at least a doubling of the current bus traffic through Dundrum. The Main Street, even as currently configured, would struggle to accommodate this level of bus traffic. The width of Main Street is less than seven metres in places, with on street parking on the east side. There are currently no cycle paths along the street.

When the various enhancements to Main Street envisaged by DLR Co. Co. are undertaken, including the very likely provision of cycle paths, the level of bus traffic envisioned in BusConnect cannot be accommodated.

*Image Dundrum* recognises the importance of some bus traffic through Dundrum, to accommodate commercial life, and to ensure connectivity between the Dundrum and Balally Luas stations. However, we do not believe it is necessary for all of the proposed routes to travel through Main Street. Bus movements on Main Street should be limited to those terminating at the transport interchange. Orbital and continuing routes should access the transport interchange from the bypass.

**Proposal:** A feasibility study should be carried out by NTA and DLR County Council to determine which routes can use the Dundrum Bypass. For example, the Airport Coach, the 175, the A3 and the 12 could be accessible from the interchange at Dundrum, with appropriate stops at Balally.

## The proposed Bus interchange at the Luas Bridge

In addition to the buses listed above (14, 233, A3, 12, 175, Airport Coach), NTA propose that a further four buses would terminate at the terminal (current location) without going through Main Street. These are the 235, 225, S6/S7. This means that a total of nine buses with varying frequencies would use the bus interchange in Dundrum.

The County Development Plan 2016-2022 envisages:

- Creation of a northern focal point around the Luas Bridge
- Comprehensive redevelopment of the environs of the William Dargan Bridge undercroft, Usher House and Waldemar Terrace

It is essential that the proposed bus interchange does not frustrate these proposals, (which have strong local support) and does not create an unacceptable large-scale entity, with consequent negative visual and environmental impact.

There are alternative locations for the bus interchange, which may have some added benefits. Alternative locations for the transport hub should be considered, including to the east side of the Luas line using the old station house. ***Imagine Dundrum* intends making a detailed proposal on this matter to the National Transport Authority and Dun Laoghaire Rathdown County Council.**

## Walking and Cycling in Dundrum Village

### A safe, inviting and accessible Village for pedestrians and cyclists

Imagine Dundrum looks to the Local Area Plan to ensure that Dundrum Village is a safe and comfortable environment, with ease of movement throughout the Village and accessible for all.

We also look to the Local Area Plan to make a step change in the provision for safe cycling in the Village and environs for adults and children.

### The policy context

The County Development Plan (drawing on the Urban Framework Plan 2003) states that the Local Area Plan will include *the provision of a pedestrian and cycle friendly and traffic calmed environment along the Main Street. Imagine Dundrum welcomes this commitment and looks forward to implementation through the Local Area Plan.*

Underpinning all aspects of the provision of roads, footpaths and cycle paths must be the safety of the users. The Design Manual for Urban Roads (DMURS)<sup>9</sup> at page 21 recognises that narrow footpaths and cluttered footpaths can "... combine to obstruct vulnerable users and at times it is necessary for them to go out onto cycle paths/lanes and or vehicular carriageways in order to progress along the street".

### Walking on Dundrum Main Street: The current situation

The current situation on Dundrum Main Street is that the footpaths are narrow; they tend to be cluttered with sandwich boards, poles in random positions, equipment cabinets associated with pedestrian crossings, bus stops, solar bins etc. The photographs below clearly show examples. The surfaces of many footpaths are in urgent need of upgrading and maintenance, in particular in or around the fifteen plus vehicular access points on the eastern side of the road.

### Main Street challenges people with disabilities

Problems with footpaths are most keenly felt by people with disabilities, especially wheelchair users and people with visual impairment, including older people with mobility problems, and are also a problem for parents with young children and buggies.

In our consultations we heard about and saw many of these challenges, especially for visually impaired persons. Along with the problems caused by the plethora of street furniture, other problems raised included:

- Steps protruding onto the pavements
- Bollards in unexpected places
- The pale/chrome colour of railings and cycle parking, which are a serious problem for people who are partially sighted or colour blind.
- The number (15 in all) of exits from side passages and roads onto Main Street on the eastern side, with no tactile warning that an exit/entrance is being approached
- The need for some form of marking/gradient to warn motorists exiting from these access points and the need to slow and take account of pedestrian traffic.

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<sup>9</sup> Design Manual for Urban Roads and Streets prepared for the Department of Transport Tourism and Sport and the Department of the Environment, Community and Local Government; March 2003.

## Proposal for improvement in walking and pavement

DMURS (pages 86-88) addresses Pedestrian and Cyclist Environment. We request that the recommendations for pedestrian activity and footpath width be addressed and included in the Local Area Plan. We submit that following the implementation of the LAP the village pedestrian traffic is likely to increase and the width of the footpaths should be at least 2.5 metres and preferably 3 metres on each side of Main Street.

We ask the planners and public realm management to undertake an in-depth audit of accessibility on Main Street, in collaboration with local people with disabilities in order to prepare a detailed access plan of Main Street as part of the Local Area Plan.



Outside the Irish Permanent / TSB Bank showing clutter.



The bus stops opposite the church

## **Pedestrian Crossings**

The key findings of the longitudinal Study on ageing<sup>10</sup> highlights the fact that the current settings for light controlled pedestrian crossings are not suitable for many older Irish pedestrians. This finding is borne out by the DLR consultations with older people for the preparation of the DLR Age-Friendly Strategy, where older people highlighted crossing times as a problem for them.

### *Proposal for Pedestrian crossings*

We ask the planners to study the Tilda report and in particular its conclusions. The NRA Specifications and Guidance<sup>11</sup> is dated compared with the TILDA study and seems not to take account of ageing of pedestrians. We would like to see the planners take account of the relevant studies and readjust the timing sequence, if necessary, in Dundrum Village.

DMURS (p 89-92) sets the standard for pedestrian crossings and we would seek to have appropriate crossings provided from, in or around, the Bank of Ireland and the Luas towards the old Shopping Centre. We would also seek to have the current crossing from Usher House to Waldemar Terrace upgraded to perhaps a Zebra crossing complete with associated tactile surfaces. More frequent pedestrian crossings are also needed on Main Street.

## **Permeability/ease of access to services and shops**

A key issue for the Dundrum Local Area Plan, as indicated in the County Development Plan, is to ensure ease of walking access from place to place, and especially between the locations of essential services such as the library, post office, banks, businesses.

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<sup>10</sup> Amber Cross Code, Walking speed in middle-aged and older adults and the implications for pedestrian traffic lights; Orna Donoghue, Rose Anne Kenny on behalf of the TILDA team, November 2015

<sup>11</sup> National Road Authority; Pedestrian Crossing Specifications and Guidance, April 2015.



When the old Shopping Centre site is redeveloped, it will be essential that the site is designed to be permeable to pedestrians, including all members of the public, in both north/south and east/west directions, and not a gated community.

Pedestrian access between the current library and its (hopefully) successor community use, Sweetmount, Churchtown Road, Dundrum Road North is severely compromised by the difficulty in crossing major arterial routes.

Pedestrian access from the Luas to the current library is extremely difficult. It is especially difficult, if not impossible for a wheelchair user or a visually impaired person on account of cement bollards adjacent to cycle parking.

People with disabilities have also said that the route from Main Street to the Dundrum Town Centre is very problematic. Access along this route, both in relation to pavements, street furniture and permeability, needs to be reviewed as part of the Local Area Plan.

### *Proposal for improved permeability*

We ask that the planners will develop a detailed permeability strategy for Main Street, taking account of the issues raised in this submission, and in particular the need to ensure that access and permeability on Main Street is easily managed by people with disabilities.

### **Improving cycling on Dundrum Main Street and environs**

We are pleased to note that additional cycling facilities in Dundrum Main Street are envisaged, including cycle parking. Safe cycling into and out of Main Street from the hinterland must be provided. We note that the emphasis in the Issues Paper data regarding cycling is on adults cycling to work. There are two large primary schools adjacent to Dundrum Village and an integral part of the Village community, as well as several post-primary schools nearby.

It is essential that the Local Area Plan will make provision for safe cycling for children as well as adults, and for safe cycle travel to school as well adult travel to work or recreation.

In relation to cycle parking, we wish to highlight the need to locate this parking and to design it in a manner that does not cause hazards or seriously impede people with disabilities or mobility impaired users of footpaths and public spaces.

### **Some current cycling challenges**

The planning of cycleways in the LAP area is quite poor and many cycle lanes do not provide sufficient protection for cyclists. For example, the cycleway on the Wyckham Bypass heading towards the Town Centre ends suddenly at a lamp post and on a corner. This is extremely dangerous as the cyclist has to enter the stream of traffic at a point where some traffic is heading left down the slip road to the Dundrum Bypass and then join the traffic headed towards the Town Centre. At the junction of Main Street and Taney Road, where two lanes of traffic from the Churchtown Road must filter into one lane, the cycle path is on the pavement and then moves onto the road. Markings are faded.

### *Proposals for improved cycling*

We urge the Council to consider the following:

- Segregation of pedestrians, cycle users, and motor vehicles, where possible
- An audit of existing cycle paths to ensure that the cycle paths do not come to a dead end

to the detriment of the cyclists

- An examination of the travel patterns to local schools and the requirements to ensure safe cycling for children
- A review of cycle parking locations to ensure they are not impeding people with disabilities.

## Urban Design and Placemaking

### Achieving a thriving Main Street through good urban design and placemaking principles

*Imagine Dundrum* welcomes the focus on urban design and placemaking in the Issues Paper (p11) and supports all the key principles set out in the paper.

Placemaking involves crucial questions about the relationship of people to the built environment. How do people use existing spaces? How can new places and spaces be designed for people, for sociability and interaction and active citizenship? How can the built environment create and support a sense of belonging? We wish to underline the importance of truly public space of which the community feels genuine ownership. We think about how can the provision of housing make for a cohesive, inclusive local community of active citizens? If the desired end of urban redevelopment is (as we and the Co Council see it - see current County Development Plan) the building of a sustainable and creative community, and one which is healthy in all senses of the word, then what gets built is crucial to achieving that.

While placemaking is referenced in the Issues Paper in the particular section dealing with urban design, *Imagine Dundrum* believes that the placemaking principles and concepts must underpin all aspects of the Local Area Plan.

We see the objectives of the Local Area Plan as follows:

- To ensure that placemaking principles guide all aspects of the Plan
- To ensure good Urban Design principles are applied to all developments on and adjacent to Dundrum Main Street in order to ensure a thriving Main Street that respects the character and streetscape of Old Main Street
- That the local historical and cultural landmarks are maintained along with a style and scale of building in tune with the character of the Village and encouraging a proper balance between residential commercial and public/civic spaces
- To enhance the public realm and make Main Street an inviting, safe and comfortable area to do business and recreate in
- To enhance the visitor experience with a view to ensuring increased footfall and that local businesses on the street thrive.

Some of the issues and proposals below have been raised in other sections of this submission and are repeated here to draw attention and emphasis to their value in terms of urban design and placemaking. The proposals we have made in relation to walking, cycling and traffic management will also if implemented, make a significant difference to the Village.

### The context

Dundrum has a history as a village dating back to the early 1700s and a streetscape that reflects the village as it was over 100 years ago. Planning policy should ensure the preservation of the original streetscape.

Dundrum is the 2<sup>nd</sup> designated major town in the local authority area. The quality of the public realm should reflect that status. Dundrum should have public, cultural and recreation facilities appropriate to an important town.

Planning policy needs to take account of the major Retail Centre on one extreme of the Village. It should return the centre of activity to the Main Street. It should support local businesses and enliven the Street as a destination in its own right, and not only as the primary pedestrian route from the transport hub to the Retail Centre.

### **Current Challenges**

Policy must be sensitive to the fact that Dundrum has a greater than average percentage of older people and ensure that the physical environment is designed to be age and ability friendly. Attention is drawn elsewhere in this submission to the challenges that face people with disabilities on Main Street. The challenges that have been noted include poor quality footpaths, too much street clutter, location and design of bicycle stands, signage, signal boxes etc. We have made proposals regarding the need to address these challenges.

Other problems that have been brought to our attention by people with limited mobility include poor evening lighting, absence of seating, and absence of public toilets.

### **Traffic management, improved facilities for walking and cycling**

Dundrum Village needs a pedestrian friendly environment that provides for greater ease of pedestrian movement, safe cycleways and limited traffic movement through Main Street with more frequent crossing points. The removal of on-street parking provides the opportunity to reduce signage and line painting.

High quality street furniture that take account of the needs of older and ability-impaired persons – public seating, recessed rubbish bins, underground traffic signal control boxes, appropriate paving surfaces are just some of the improvements that can add significantly to the Main Street.

Co-ordinated street furniture and signage, good street lighting that is building mounted (no lamp posts), underground cabling for power and communications will serve to rid the Main Street of some of the clutter that causes problems at present.

### **Public seating**

Public seating design would also take account of the particular needs of people with disabilities. For example, a wheelchair user may need to sit alongside a family member. Deaf people are not well served by parallel seats.

Paved space on pavements in some locations on Main Street could facilitate outdoor seating and cafes, market stalls at weekends.

### **High quality shop fronts**

A consistent and high quality standard for shop fronts adds hugely to the look and feel of a Village. We ask Dun Laoghaire Rathdown to give consideration to a grant scheme/design support for small businesses on Main Street who may wish to improve their shop fronts. Shops could be encouraged also to have outdoor cover either permanently or awnings than can retract.

## **Attractive and consistent signage**

The Issues Paper highlights the need for harmonising signage. Consideration should also be given to signage giving information on Dundrum and, its history and heritage buildings, dating older buildings and giving points of interest.

## **Public toilets**

The lack of availability of public toilets in Dundrum Village is a concern for people. Apart from the library, which is relatively hard to access from the Village, there are no accessible public toilets.

Dundrum Village needs accessible public toilets in the close vicinity of Main Street. The proposed Civic Centre (see section on Social and Community Facilities) should provide this facility, including a Changing Places' facility with the appropriate hoists and changing table.

## **Public Open spaces adjacent to Main Street**

In the sections of this submission on Social and Community Facilities and Open Space and Recreation *Imagine Dundrum* makes detailed proposals in relation to open public space in and adjacent to Dundrum Village. Here we wish to underline the importance of the following:

- A public plaza/open space in combination with the proposed new Civic Centre in the centre of Main Street
- The relocation of the library as part of a new Civic Centre looking onto Main Street
- The development of public spaces that would allow for small gatherings, exhibitions, family activities and the like in any new major development, and in particular on the site of the old Shopping Centre as part of its redevelopment.
- Areas attractive to children including colorful displays and outdoor games
- Facilities for Street traders/Markets/performers/fairs where road width permits and on the public plaza envisaged in our submission for the Civic Centre
- The development of a mini-plaza on Main Street in the space between the Pembroke Cottages and the Church
- The return to the line of the original street frontage at the shops opposite the TSB – this would provide space to enhance the public realm in this part of Main Street or allow for on-street cafe facilities.

## **Living over the shop**

In the course of redevelopment, the developer should be encouraged to incorporate businesses with living over the shop options designed in to the buildings from the start (see also our section on housing).

## **Building Heights**

Imagine Dundrum is aware of the recent government guidelines in relation to building heights. We see the issue of the height of buildings adjoining and linking to Main Street as especially significant for the future of the Village. We welcome the statement in the Building Heights Strategy which says that the main determining factor in setting heights 'will not be the heights established in recent and proposed developments...but...*the need to create a good piece of urban development that knits*

*successfully with the surrounding area...*' This statement also refers among other things, to the impact on adjacent residential properties, the proportions of the building in relation to the street space, and the creation of a legible, permeable and sustainable layout.

Building height policy must be sensitive to the original streetscape in Dundrum Village– the frontages adjoining Main street must be in tune with the street as a village street, and no higher than 2/3 stories, with the possibility of scaling up to multi-storey buildings behind these, particularly down towards the by-pass.

### **The Luas entrance from Main Street**

The Luas entrance from Main Street is singularly shabby, unwelcome, difficult to navigate, inaccessible for some and dangerous in part. It is poorly lit at night. Pathways are uneven and very narrow in places. Steps are grey and ugly. The manner in which the entrance joins Main Street, and the competition between pedestrians and cars, is problematic. The hilly nature of the entrance is difficult for many people, notwithstanding the lift. *Imagine Dundrum* would like to see a major enhancement of this key section of the Village, in the wider context of changes to the Waldemar Terrace area, as proposed in the County Development Plan.

**Could Dundrum Main Street have a plaza something like this on a smaller scale? Why not?**



'Boulder's [Pearl Street Mall](#) is a four-block pedestrian mall in its downtown historic district. The Mall has endless diversions for kids, including several play areas with loads of stuff for kids to climb on and explore, including little 'pop-jets' to dance around in. The streets, which are full of restaurants, bookstores, boutiques and sidewalk cafes, are often activated with seasonal art shows, craft fairs, musical presentations and street performers'.<sup>12</sup>

<sup>12</sup> [www.childinthecity.org/2018/01/24/are-these-the-most-child-friendly-public-spaces/?utm\\_source=newsletter&utm\\_medium=email&utm\\_campaign=Newsletter%20week%202018-04](http://www.childinthecity.org/2018/01/24/are-these-the-most-child-friendly-public-spaces/?utm_source=newsletter&utm_medium=email&utm_campaign=Newsletter%20week%202018-04)

## Social and Community Facilities

### Social and Community Facilities create Communities

*Imagine Dundrum* welcomes the statement in the Issues Paper that ‘local community facilities which cater for social and community needs are an essential component in designing for sustainable communities.’ The growth of housing developments in the area, and forthcoming developments such as the Central Mental Hospital, underline the need for extensive development of social and community facilities to support these growing urban communities.

The policy commitment to social and community facilities in Dun Laoghaire Rathdown is set out clearly in the County Development Plan, which speaks about ‘developing and supporting sustainable neighbourhoods into the future through ...quality social and community infrastructure.’<sup>13</sup> *Imagine Dundrum* notes the recent research carried out by Nexus Research in relation to the need for social and community facilities in Dundrum, and we expect this report will inform the development of the Local Area Plan proposals.

### A Civic Centre at the heart of the new Dundrum

**Our priority focus in this submission is on the need for a Civic Centre at the heart of Dundrum Village.** *Imagine Dundrum* believes that the redevelopment of Dundrum offers a real chance to restore the unique village character of Dundrum, and to provide a Civic Centre that will be a new and strong public focus for the village and the wider surrounding area.

Dundrum deserves a Civic Centre that fits its status as the second major County Town in Dun Laoghaire Rathdown. Dundrum is densely populated and at the heart of a large and fast-growing area. Given the expected growth, such a Centre is vital for maintaining and enhancing a vibrant and sustainable community.

We believe there is the potential to mark out the development of the old Shopping Centre site as a world class example of how citizen-centred design can be integrated in a sustainable way with commercial and residential development. We urge the Council and the developer to collaborate on such a mutually beneficial project.

### Our vision for the Civic Centre

*Imagine Dundrum* proposes that the Civic Centre for Dundrum will be a prominent building and surrounding public space positioned at the heart of the Village. The Civic Centre will be the focal point of the community, ideally located within the redeveloped site of the old Dundrum Shopping Centre, it will be the administrative hub for the area, and house key local council functions and other public services. It will consolidate and strengthen the community.

The provision of this Civic Centre is strongly in keeping with the current County Development Plan. **Cultural, community and civic uses** are specified as a key part of ‘Phase 2’ of the redevelopment of Dundrum (SLO 150, Ch. 9, County Development Plan).

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<sup>13</sup> Dun Laoghaire Rathdown County Development Plan 2016-2022.



This landmark Civic Centre will

- Create a substantial public focal point, with associated public open space opening onto a restored and reinvigorated Main Street
- Provide a single point of access to key public services at local level
- House a new modern library for Dundrum
- Host multiple cultural and community activities alongside civic functions
- Enable collaborations with local and national cultural and educational institutions such as the Mill Theatre, National Concert Hall, Science Gallery, National Gallery
- Provide access to services and spaces that will benefit the entire community in an open, accessible, inter-generational and inclusive way
- Showcase sustainable, environmentally-friendly design and building techniques.

### **Core provisions in the Civic Centre**

The Civic Centre should include:

- A modern library, offering a range of modern library services and cultural activities
- A one-stop shop to facilitate easy access to key public services including the Civic Offices, County Council services, Citizen's Information, Tourist information, and other services
- Multi-use facilities available for community events
- Space for cultural events including art exhibitions, science-related events, music/ theatre / book/ film events;
- External public space for local events (such as a farmers' markets, open air concerts).

The Civic Centre concept as outlined here is in keeping with best international practice by enabling older people and people with disabilities to access essential public services in one place.

A new modern library is essential for Dundrum. The modern library is much more than a book lending facility, it is a cultural centre, a place for educational activities, as in the recent Healthy Ireland initiative in partnership with our local libraries.<sup>14</sup> While our much loved and heavily used local library in Dundrum offers a rich service to the community, the space in the current library would not enable it to deliver a modern library service. The lack of access for children who are wheelchair users to the upper floor children's book library can be addressed in a new library as part of the Civic Centre.

### **The Civic Centre at the heart of a network of community services**

The Civic Centre should be at the heart of an integrated overall plan for community services in Dundrum. With a new modern library within the Civic Centre, the Carnegie Building which presently houses the library offers an excellent addition to community spaces and facilities for activities such as:

- Youth café/youth services
- Community creche
- Meeting spaces for local groups

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<sup>14</sup> <http://www.librariesireland.ie/healthy-ireland/healthy-ireland-services/>

- HSE health and wellbeing programmes and services on an outreach basis
- Community programmes and activities.

## Progressing the Civic Centre

*Imagine Dundrum* welcomes the positive support from the Chief Executive and senior management of Dun Laoghaire Rathdown for a Civic Centre at the heart of the redeveloped Dundrum Village. We also welcome the state funding that has been assigned to develop an Action Plan to make recommendations as to how key sites in Dundrum can be utilised to consolidate civic, cultural and community facilities.<sup>15</sup>

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<sup>15</sup> Issues Paper p13.

## Open Space and Recreation

### Open Space and Recreation are essential for healthy communities

*Imagine Dundrum* welcomes the position taken in the Issues Paper that sees parks and open spaces as central to sustainable and healthy communities. While open space and recreation facilities are important for all, they are especially important for children and young people.

Outdoor play facilities are crucial for children's social, emotional and physical development. There is also compelling evidence that outdoor time is essential for children's health, by ensuring that bone development, eyes, and immune systems develop correctly:

*'The weight of evidence is clear. Outdoor play leads to physically and mentally stronger kids that are more confident and socially better adjusted'* <sup>16</sup>

In the light of the importance of outdoor play and recreation for children who are such an important cohort in our communities, it is disappointing that neither the National Development Plan 2040 nor the National Spatial Strategy make any reference to places for children to play.

### How things are now

The pre-draft *Issues Paper* for the Dundrum Local Area Plan tells us that the Dundrum area has the lowest provision of Flagship/Major/Local Parks of any Electoral Area in Dun Laoghaire Rathdown and the lowest provision of both playing pitches and play facilities, compared to other Electoral Areas. There is a lack of both outdoor sports facilities in the area such as playing pitches, tennis courts, golf courses. The Issues Paper also notes that the Dundrum has the highest provision of 'amenity open space' - the informal open spaces in suburban residential schemes.

### Creating new opportunities for Dundrum Village and beyond

*Imagine Dundrum* believes that Dundrum Local Area Plan must give a high and visible priority to maximizing the outdoor space available to adults, children and young people who may live in the Village and particularly in the surrounding area. We welcome the provisions in the County Development Plan regarding public/communal open space:

*The Planning Authority will require public and/or communal open space to be provided within new residential and large scale commercial developments. This should preferably be located at specific sites or locations that would facilitate the assembly of areas of satisfactory size or usability or would enhance established on-site features.*

*The Planning Authority shall require an absolute default minimum of **10% of the overall site area** for all residential developments to be reserved for use as Public Open and/or Communal Space ...*<sup>17</sup>

Public pocket parks, seating areas and other creative uses of open space for public use should be an integral part of the redevelopment of the old Shopping Centre.

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<sup>16</sup> <https://education.umkc.edu/download/berkeley/The-Importance-of-Outdoor-Play-and-Its-Impact-on-Brain-Development-in-Children.pdf>

<sup>17</sup> County Development Plan 2016-2022 s8.2.8.2 Public/Communal Open Space - Quantity

Better access to facilities outside the Village area must also be considered. The Dundrum LAP area is not an isolated rural town but part of a large urban area. Given the dearth of spaces in the area that can be made into parkland, good access is needed to the parks and, open spaces, outside the area such as Marlay Park and the Dublin Mountains, and to nearby playing fields that can be accessed by safe cycle/walkways and by public or private transport. The possibility of a parkland space over the bypass has been mooted as an imaginative idea that could be explored.

### **Play and recreation spaces for children: What the children and young people said**

In our consultations with children and young people, open space and recreation opportunities, both outside and inside, were a high priority for the young people. Older students especially want places and spaces where they can sit and ‘hang out’ that are not busy, noisy built up places. Their priorities were:

- Sports facilities, a gym, place for softball, concrete table tennis
- An open park, where there could be outdoor movies, graduation ceremonies
- Leisureplex
- A plaza and a stage for music, Farmers’ market
- Places to meet with friends
- Greenery and fresh air, green areas and a rooftop garden.

The main formal playground facilities close to Dundrum are available in Marlay Park, along with a small number of local playgrounds. To avail of these facilities, most parents must travel distances, mainly by car from farther parts of the area, Large parts of Dundrum including the core area of Dundrum Village have no play facilities at all. A play policy specific to the Dundrum area is needed as part of the Local Area Plan.

### **Proposal: A new strategy for public play and recreation facilities and open spaces in Dundrum Village**

*Imagine Dundrum* proposes that the following strategies should be built in to the forthcoming Dundrum Local Area Plan:

- That in the light of the lack of land in the Dundrum area, the Council adopts a proactive policy of making use of amenity open space and infill spaces in the Village and in amenity areas beyond the Village to provide small scale play facilities for children and young people thus enabling children to play outside without the need to travel a distance to formal playgrounds
- That pocket play facilities open to the public be developed on the site of the old Shopping Centre
- That the Council design local play and recreation spaces that allow for children and young people of varying ages to mix and have social time together
- That the Council designs recreation and leisure spaces that provide opportunities for intergenerational leisure.
- That a public plaza is developed adjoining the Main Street capable of accommodating a wide range of community uses, creating a central focus point for the Village and attractive to all age groups.

## **Housing and housing need**

### **Housing and sustainable communities**

*Imagine Dundrum* recognises the impact and importance of housing and housing provision on sustainable communities. Dundrum Village will serve a huge residential hinterland. The redevelopment of the old Shopping Centre site is likely to be primarily residential/apartment living, and the Central Mental Hospital site also is likely to generate a new housing development in due course. It is likely that these new developments will be mostly apartments and the development of these should include a residential mix that can support a variety of households and so cater for the needs of different stages of the life cycle.

*Imagine Dundrum* wishes to address a number of broad housing policy matters insofar as these impact on the sustainable community life in and surrounding Dundrum Village.

### **The context**

Under Section 94 (1) (a) of the Planning and Development Act 2000 (as amended), “each planning authority shall include in any development plan .... a strategy for the purpose of ensuring that proper planning and sustainable development of the area of the development plan provides for the housing of the existing and future population of the area in the manner set out in the strategy.”

The DLRCC County Development Plan 2016 -2022 states that ‘The aim of this Strategy is to ensure access by each household in the County to affordable housing or accommodation of good quality, culturally acceptable, suitable to its needs and in the tenure of their choice, as far as possible.’

Implementation of the National Planning Framework requires increased density, scale and height of development in our town and city cores, including an appropriate mix of both the living, working, social and recreational space we need in our urban areas.

### **Housing tenure and mix in Dundrum**

There is likely to be an increase in the number of dwellings in the LAP area with the development of the Old Shopping Centre site and Central Mental Hospital site. In our view these developments should have a residential mix which supports a variety of households and so can cater for the needs of different stages of the lifecycle. Social and affordable housing will be an important element of these developments.

The Issues Paper notes that the number of rented properties in the area is higher than the rest of DLR (34% to 20%) and much higher than the state average of 18%. In our view, a disproportionate number of rented properties may make it difficult to sustain a community over the long term. We urge Dun Laoghaire Rathdown County Council, insofar as it is within the scope of their planning remit, to have regard to the balance of long-term tenure over short term tenure in the interests of creating long term sustainable communities.

### **Providing for the ‘suburban lifestyle’**

As stated in the Issues Paper the demographic profile of the area suggests that in some parts of the Dundrum and the hinterland the ‘suburban lifecycle’ of housing is an important factor. The future of the Dundrum area is dependent on resolving this issue. It is vital to ensure a long-term sustainable community with a good mix of age groups lives in the Dundrum area. The failure to attend to this issue may result in an ageing community with a large number of ‘empty nester households’.

Planning support for innovative models of downsizing will assist when approving future developments in the area

### **A mix of apartment sizes in Dundrum Village and environs**

*Imagine Dundrum* is aware that Ministerial Guidelines now govern in large measure the planning decisions regarding the mix of apartment sizes in new developments.<sup>18</sup> In our view there needs to be a good mix of apartment sizes to fit in with the vision of a sustainable vibrant town centre.

### **Downsizing**

The Issues Paper poses the question as to how downsizing can be encouraged in Dundrum. In our view, downsizing could be encouraged by having most of the new developments planned for the area being placed on the market as private residences rather than rental properties. However, this will probably depend on whether renting or selling makes the most financial sense to the developer.

Imaginative approaches to downsizing through well designed approaches to sharing of homes between families should be supported by the planners.

### **Homes for older people and people with disabilities**

Dundrum Village, at the heart of a community and close to services is ideally located to provide housing opportunities for people with disabilities and older people. The National Disability Authority recommends the concept of universally designed neighbourhoods and outlines the concept of 'lifetime homes.'<sup>19</sup> This concept is valuable and worthy of being pursued as part of the Local Area Plan.

The modern development on the old Shopping Centre site will be well placed to provide housing opportunities making use of new technologies while enabling older people and people with disabilities to be part of a universally designed neighbourhood. We urge Dun Laoghaire Rathdown County Council to engage with the developer to explore the possibilities.

At a recent conference on housing for older people, it was stated that the Department of Housing, Planning and Local Government 'will explore ways to promote the availability of stepdown, specialist housing, for older people and incentivise down-sizing, where appropriate'.<sup>20</sup> This commitment should be followed up.

### **Opportunities for bringing more homes into the Village core**

The redevelopment of the old Shopping Centre is the most likely source of increased numbers of people living in Dundrum Village. Other possibilities could include:

- **Infill development** should be facilitated in the area in response to strategic policy objectives aimed at increasing density and intensifying land use in the Greater Dublin Area. However,

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<sup>18</sup> Design Standards for New Apartments (2018)

<https://www.housing.gov.ie/planning/guidelines/apartments/design-standards-new-apartments-guidelines-planning-authorities-march>

<sup>19</sup> National Disability Authority: Building for Everyone: A Universal Design approach, Vol 9. Planning and Policy.

<sup>20</sup> <http://rebuildingireland.ie/news/ministers-english-and-daly-host-expert-conference-on-housing-for-older-people/>

these developments must positively contribute to and integrate with the built environment and respects the residential amenities of neighbouring properties.

- **Corner/Side Garden Sites** Corner site developments should be encouraged provided they meet planning conditions.
- **Backland developments.** Backland residential development usually involves the development of a single dwelling built to the rear of an existing line of houses. Residential development within the boundary of larger detached houses does not constitute backland development and will not be assessed as such. Where the Planning Authority accepts the general principle of backland residential development to the rear of smaller, more confined sites within the existing built-up area, a number of conditions apply.
- **Living over the shop.** Grant schemes to support 'living over the shop' have had poor uptake, often because of the expense and difficulty of building work required to make separate entrances, and other modifications. The redevelopment along Main Street and any new retail on the old Shopping Centre site offers a great opportunity to design in the scope for living over the shop at the outset. DLR are urged to engage with the developers/owners of property on Main Street to explore this possibility.
- **Mews Lane.** Mews Lane development is another way of densifying the area. These developments are acceptable in the DLRC County Development Plan. The Plan states (8.2.3.4) 'The principle of mews development will generally be acceptable when located on a lane that:
  - Is already developed to such an extent that further development would have to be regarded as infill.
  - Is already adequately serviced and surfaced from the site to the public road, with a suitable underlying base to cater for the expected traffic volumes.
  - Has a legally acceptable agreement between owners or interested parties who intend to bring the laneway to standards and conditions - particularly in terms of services, road surfacing and public lighting - suitable to be taken-in-charge by the Council'.

## Building Heights and styles

The Urban Development and Building Heights, Guidelines for Planning Authorities 2018 encourages an increase in building height to increase urban population density and promote a more sustainable development model.<sup>21</sup> Any development adjacent to the Dundrum Village centre must blend with the 'character and streetscape of the Old Main Street' (SLO 150). This would suggest that any development on the Main Street (Dundrum Phase 2) must not be of such a scale that it is out of character with the Main Street and would mean limiting the height of development abutting the street. (see section dealing with Urban Design)

The Urban Framework Plan 2003 which is incorporated in DLRC County Development Plan states that 'All new building intervention shall respect and have cognisance of the scale, materials and character of the existing established town centre (especially of the Main Street/Sandyford Road to include the Upper Kilmacud Road and Ballinteer Road between the Luas line and Dundrum Bypass).'

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<sup>21</sup> Urban Development and Building Heights: Guidelines for Planning Authorities  
[https://www.housing.gov.ie/sites/default/files/publications/files/urban\\_development\\_and\\_building\\_height\\_guidelines\\_for\\_planning\\_authorities\\_december\\_2018\\_0.pdf](https://www.housing.gov.ie/sites/default/files/publications/files/urban_development_and_building_height_guidelines_for_planning_authorities_december_2018_0.pdf)



**New infill developments** close to Main Street must also respect the height and massing of existing residential units. According to DLR County Development Plan *'Infill development shall retain the physical character of the area including features such as boundary walls, pillars, gates/gateways, trees, landscaping, and fencing or railings. This shall particularly apply to those areas that exemplify Victorian era to early-mid 20th century suburban 'Garden City' planned settings and estates that do not otherwise benefit from Architectural Conservation Area status or similar...'*

### **Energy Efficiency**

- All new housing developments in the Dundrum LAP area should have the highest standard of energy efficiency and avoid fossil fuel lock in as much as possible. Preferably all new builds should not have oil, gas or solid fuel heating systems.
- All dwellings should be Passive House standard or NZEB standard. Under the 2010 Energy Performance in Buildings Directive all new buildings must be nearly zero energy buildings by 31<sup>st</sup> December 2020. The Building Regulations (Part L Amendment) Regulations transpose the Directive into Irish law.
- The possibility of developing negative emissions building can be realised by building NZEB developments with the incorporation of solar energy in the development,
- Energy Statement. All developments, in our view, should have to produce an Energy Statement. Under section 8.2.10.3 of DLRCCDP commercial developments over 1.000 sq.m or developments of 30+ residential units should produce an 'Energy Efficiency and Climate Change Adaptation Design statement.

## Retail Development in Dundrum Village

### Towards balanced development in Dundrum Village

Two of the fundamental principles adopted by *Imagine Dundrum* from the outset are relevant to the question of commercial and retail provision in Dundrum Village:

- **A proper balance between residential, commercial and public/civic spaces in Dundrum**, both on the Main Street and in the overall development, restoring the original qualities of Dundrum Village.
- **A thriving place where small and medium-sized local, independent business are encouraged and provided for**, to ensure authenticity in the commercial landscape, and a thriving day and evening social and commercial life

We believe these are useful principles to help address the question of enterprise, commercial and retail development in Dundrum Village. It is clearly important for a thriving Village that there is a strong cohort of people working there. As the Issues Paper outlines, there are significant employment hubs in the environment of the Village.

### Commercial and retail in Dundrum Village

*Imagine Dundrum* believes that the 'big retail' provision is well catered for in the Dundrum Town Centre and that there is not a requirement for such scale of retail on the Old Shopping centre site. Nor would it be suitable for the community environment.

There is very strong local support for small and medium sized and independent businesses in the Village. Adults, children and young people with whom we spoke all favoured the return of businesses of the kind that had been previously in Dundrum, along with those there at present, and the development of a strong café culture in the Village. This type of development would we believe fit in with and respect a quality public realm as well as helping to retain the sense of place as an urban village community.

### Office development

It has been suggested to us that there is need and scope in Dundrum for a business centre where self employed people can rent office space for meetings, or avail of serviced offices. We believe such a development would be a good fit for the Village.

### Enterprise Development

As part of the proposed Civic Centre, the Council's Local Enterprise Office (LEO) could have a very useful presence in the Centre.

## **Environment and Infrastructure**

### **Dundrum Village as a model of sustainable development**

*Imagine Dundrum* welcomes the emphasis in the Issues Paper on sustainable development and care for the environment. We expect that this ethos will underpin the development work on all aspects of the Dundrum Local Area Plan. In addition to points raised in the course of other sections of this submission which bear on the topic of a sustainable environment we wish to make the following points:

#### **Water pollution**

Local rivers are in danger from run-off from the roads in the area. Green Streets and SuDs features need to be used to restrict the run-off from the Main Roads to the M50 from Dundrum to the River Slang.

#### **Light pollution**

The redevelopment of the public realm in Dundrum Village offers an opportunity to review the arrangements for public lighting, so as to maximise use of modern lighting that reduces light pollution and energy use. Buildings should not be flood lit at night and internal lighting should only be used when people are working in the building and not through the night. This is imperative as part of the effort to decarbonise our country. The scope for reducing all night public lighting could be tested as part of an innovation programme in Dundrum.

#### **Electric Vehicles in Dundrum Village**

There is a double charging point in Main St., Dundrum which is very busy. It takes a few hours to charge a car fully there. Consideration should be given to introducing in Dundrum one of the new fast charging points announced by the Minister on 28th November 2018. The nearest rapid charging units are in Sandyford (Luas P+Ride), Bray and Naas. The Sandyford point is often used for all day parking and not available for others.

#### **A plastics use reduction programme in Dundrum Village**

As part of the wider DLR environmental programmes, there would be scope to introduce an ambitious and wide ranging programme restricting use of plastics in the Village and environs. Consideration could be given to grant support for projects that restrict plastics use.

#### **Noise and Air Pollution.**

The traffic management proposals in LAP should assist in managing both air as noise pollution on Dundrum Main Street. Speed restrictions on traffic should also reduce pollution.

Air quality measurements should be taken of the Main Street to make sure that the air quality is within EU limits. If the pollutants especially PM 10, PM 2.5, NOX, VOCs are above EU safety limits there should be a plan to reduce these levels by traffic management and other measures. Eventually the urban air pollution problem will reduce when there is an increase in electric vehicles.

#### **Flood Risk<sup>22</sup>**

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<sup>22</sup> EU Flood Directive 2007/60/EC

We note and welcome the progress made by DLRCC on the flood risk assessment and of both the Dodder catchment and the assessment carried out for the Dundrum Town Centre site and would urge the council to complete any further work that may be necessary to comply with the EU Flood Directive. Consideration should be given to opening some culverted areas of the Slang River. A culverted river is in many respects dead, there is no natural soakage into the ground and plants are displaced and may never recover.

### **Biodiversity in Dundrum Village and beyond**

Imagine Dundrum welcomes the policy of DLRCC in restricting the use of chemicals in the County. Dundrum is fortunate to have green corridors like the Slang river to the Dodder, the cycleway and walk along river all the way to Marlay Park, and some connection to Airfield Park where sustainability is encouraged. These greenways are effectively fostering wildlife and biodiversity. For example, It is good to see the river on the Dundrum to Marley Park cycle route host a Little Egret in recent years. It is also good in the last few years is to see the pied wagtail make a home at Domino's Pizza –probably come from Airfield, where there are many and attracted by the pickings!

The wider Dundrum area hosts a wide range of birds, butterflies and insects in the domestic gardens in the area, but little to be seen in the village area because of the lack of trees and shelter for them. St Nahi's graveyard is a haven for wildlife too. It is essential that it is not hemmed in by high buildings or other barriers. *Imagine Dundrum* looks forward to a major programme of greening the Village in the Local Area Plan, as part of urban enhancement and public realm development,

### **Broadband and Telecommunication Services and Electricity Capacity**

Broadband and fiberoptic cabling in this area is the envy of the rest of the country. Similarly, mobile phone coverage is in general good. These are the advantages of living in a high population area. These facilities should be a boom to the businesses in the area, and support should be given to make the most of this great advantage.

# Appendix 1



## **Children Reimagine Dundrum: IAF report**

Prepared for Imagine Dundrum, July 2018

By Rebecca Blake and Maeve Donovan, Irish Architecture Foundation

**Irish  
Architecture  
Foundation**

## **Introduction**

Imagine Dundrum is a group of concerned local residents of Dundrum and surrounding areas. They are working for a community-focused vision for the renewal of Dundrum's core built environment, in collaboration with the County Council Dun Laoghaire Rathdown, with the developers Hammerson and with all interested local organisations, businesses and individuals.

Imagine Dundrum engaged the Irish Architecture Foundation to devise and deliver a series of workshops with and for children and young people to hear and include their voice, their lived experience and their aspirations and ideas for Dundrum's built environment and its future. The children's ideas and work will be included in Imagine Dundrum's submission to the Dun Laoghaire Rathdown County Council's Local Area Plan.

The consultation had three strands:

- Talking to primary school children
- Talking to post-primary students
- Listening in on a family workshop where pre-schoolers and younger children talked about what they would like in Dundrum Village



## **Primary School Plan**

Imagine Dundrum want young people to engage in imaginative exercises to visualise their aspirations for Dundrum Village

while considering the following issues:

- Opportunities for cycling and walking
- Connectivity, easy movement between green, cycle, walking and reduce traffic routes
- Places to play
- Making Dundrum green - how to improve the environment
- A litter free Dundrum
- The library – what it should offer for young people
- Music and the arts, leisure
- Public art
- Making Dundrum a good place for people with disabilities, older people and little people in buggies
- What makes a healthy village
- Ugly places and nice places in Dundrum – what to keep and what to change
- Reflect the history and heritage of Dundrum

The IAF and Imagine Dundrum worked with the two closest primary schools to Village which are Taney Parish Primary School and Holy Cross Primary School and 5th class groups in each were invited to participate in the knowledge that 10-12 year olds are at an age that can engage with a rich imagination in this kind of exercise. We planned for each group to do two sessions – one walking tour with local historian John Lennon and a design workshop with urbanist Eduardo Rico of architecture practice Relational Urbanism.





### **Walking tour**

The walking tour gave students a rich history and background to Dundrum main street and the site of the old shopping centre and helped to set the context of what we were asking them to do in reimagining Dundrum's future built environment. John highlighted so many interesting features of Dundrum's built environment including the unique design of chimney stacks, moulded heads or faces on the gutter of Dundrum House Pub, flood plain markings, the beautifully refurbished church, historical facts about the use of buildings, the population decrease of people living on the main street from hundreds to now just 6 people. He talked about how Dundrum was known as a healthy place to live and where people went to get well if they were sick as it was so far out from the city and he talked about big events that have happened in Dundrum such as the Tour de France starting there in 1998.

John pointed out the empty and derelict buildings, the history of the buildings and who built them and talked about how the site of the old Dundrum Shopping Centre was an old farm and that Dundrum is a floodplain and floods every 10 years. He asked the children how they felt about the character of the old buildings vs the more recent and contemporary buildings in the area. The children were also asked to make a drawing and write some words describing how they see and feel about Dundrum now before they went on the tour and again they did drawings on site plans after the tour to see how their new knowledge would impact their vision for the future.



We engaged the children in a second session the following week with urbanist Ricardo Rico. Here we wanted to go a bit deeper into the field of design and look and feel of the new Dundrum by introducing the groups to concepts about designing public space through some fun activities involving acting like ants, squirrels and stags. They explored ideas about scale, open space versus built up areas, wayfinding, pathways, aesthetic of space and how different lines and patterns create different spaces and places — squigly/relaxed/meandering, straight/contemporary/angular, square/formal, circular/mysterious/spooky.



The drawings that were made over the two sessions have given us a rich picture of how the children see the development of Dundrum into the future. We generated wish lists from the children of what they want to see implemented for them and these include:

### **Play and leisure**

- A Skate Park
- Tennis
- An adventure playground
- A good playground
- Park with trees, garden and playground
- Patches of grass and trees along the street

### **Clean Dundrum**

- Community litter pickers
- Dundrum Tidy Towns
- Schools doing clean up time
- Recycling
- People taking pride in the place

### **Green Dundrum**

- Pledge for no plastic on the main street
- Solar panels; solar panel to charge phones
- A community garden
- River walk/bird centre, birds could make it their habitat
- Nature reserve for red squirrels

### **Making the place look well**

- More flowers
- Trees
- Hanging baskets
- More seats
- Refurbish the shop fronts
- No cutting trees down

### **Shops**

- Garden centre
- A bike shop where you can rent a bike
- Butcher, baker, bookshop, school books,
- Farmers market
- Tesco, Dunnes, Homestore, technology store

- Hardware store; music store
- Audiologist
- Pet shop

### **Facilities**

- A Brighter library; A library that is colourful outside
- A small library in the centre
- A new library with more glass, and make the old library into a health centre
- Separate places to study--- not where the children are (because the children have to be quiet)
- More study space in the library
- Tourist shop
- Restaurants and houses
- Harry Potter Leisure centre
- Nice places for old people and small children

### **Traffic**

- One way through Dundrum
- Underground car park

### **Quotes**

‘Not modern, make it oldish but with good facilities’

‘A fountain to remember the cyclist who won the Tour de France’

‘Maybe a small but nice river walk’

‘More people living in Dundrum’

‘Cobblestone streets’

‘Instead of having plants round the back, put them out the front to make the place

We also got a sense that they wanted to see the old character of Dundrum maintained as much as possible and a real preference for a squiggly aesthetic — spaces that are squiggly or curvy, meandering and relaxed.





## THE NEW DUNDRUM: CONSULTATION WITH ST. BENILDUS STUDENTS

Imagine Dundrum, in collaboration with the Irish Architectural Foundation, Dundrum Architect Patrick Dunne and St. Benildus Secondary School undertook a consultation with Fifth Year Students.

### Walking Tour

The students did an initial walkabout in Dundrum with local historian and Imagine Dundrum member John Lennon and got a detailed insight into the heritage of the Village. The walking tour gave students a rich history and background to Dundrum main street and the site of the old shopping centre and helped to set the context of what we were asking them to do in reimagining Dundrum's future built environment.



Following the walkabout, students held a classroom session, led by Patrick Dunne, a local architect, to discuss their ideas, preferences and proposals for the future development of the Village.

Patrick explained the basic framework of local area plans and county development plans, and how they are used by planning authorities to direct future development of an area. We discussed the roles of developers, construction professionals, planners and the general public in policy making and design of future towns. He explained that the community are welcome to contribute of these plans and have their say in the formation of development policy.

Anne Colgan from Imagine Dundrum added specific information relating to the future development of Dundrum and explained their motivation to gather input from the students. We

wished to obtain ideas and suggestions from the teenagers as a valued demographic to be served by a future, as yet unbuilt, version of Dundrum Village. We discussed the current use of the area around the old shopping centre and used sketch ideas prepared by Imagine Dundrum as a catalyst for the students input.

The students worked in groups of four to list suggestions for what would make a new village relevant to them. The ideas were presented between groups and certain common themes emerged. Focusing on these themes, outline drawings and diagrams were produced to record and illustrate the ideas. These were presented to Imagine Dundrum for inclusion in their ongoing liaison with developers and the local authority.

The ideas coming forward were focused on open space and recreation opportunities, the kinds of shops that would be attractive, and aspects of the public realm such as green space, housing, parking and much more. The main ideas were as follows:

### **Open Space and recreation**

- Sports facilities, a gym
- Place for softball,
- An open park, where there could be outdoor movies, graduation ceremonies
- Playing pitches
- Leisureplex
- Concrete table tennis
- Parks are too far away
- A plaza and a stage for music
- Farmers' market
- Places to meet with friends

### **Green Dundrum**

- Greenery and fresh air
- Environmentally friendly place
- Green areas
- A rooftop garden.

### **Shops and retail**

- A hotel, cafes and food shops
- A barbers
- Complementary to 'big retail'
- An art materials shop
- A music school

## Public realm

- Bike parking and cycle paths
- Part pedestrianisation, Wider pavements
- More communal areas, quiet places to sit and walk
- Main road is too narrow, too much parking
- Stop buses going down the main street
- Buildings on the main street that are old shop fronts but modern inside

