



# IMAGINE DUNDRUM

## OUR VILLAGE, OUR COMMUNITY

**NEWS RELEASE 25/1/22**

### **Imagine Dundrum responds to An Bord Pleanála Opinion on Hammerson's Dundrum Proposals**

On Friday January 14<sup>th</sup>, An Bord Pleanála gave its formal Opinion on the initial proposals submitted by Hammerson for redevelopment of the Old Shopping Centre in Dundrum Village and their properties on Main Street. The Opinion concludes the first stage of the Strategic Housing Development planning process and paves the way for a formal Planning Application. Hammerson now has 16 weeks from the date of issue of the Opinion to submit a Planning Application to an Bord Pleanála.

In its Opinion, an Bord Pleanála concludes that the proposals do not constitute a reasonable basis for an application for a Strategic Housing Development on the site without further consideration and amendment.

The proposals discussed with an Bord Pleanála comprised plans for 884 apartments, creche and foodstore/retail outlets on a 3.3 hectare site along the full length of the west side of Main Street from the old Shopping Centre car park to the Ballinteer Road boundary behind the parish centre at Holy Cross Church. All the existing buildings on the site are proposed to be demolished, with the exception of No's 1-3 Glenville Terrace. 93% of the apartments are proposed to be one or two-bed units in blocks ranging in height from 8 to 11 storeys on the Bypass, 16 storeys at Sweetmount Park and 5 storeys on Main Street Dundrum.

Commenting on the Opinion, Imagine Dundrum spokesperson, Stan McHugh, said, 'we note that the Opinion addresses many different aspects of the Hammerson proposals that need further consideration, including the balance of residential and other facilities/uses on the site, the quality of public open space, how the new development fits within its context in the heart of old Dundrum, and how the transition in building heights between the core of the development, Main Street and the Dundrum Bypass is handled. And a predominately residential development on the site, if it does not provide scope for diverse businesses and community uses would not be in keeping with the aim of rejuvenating Dundrum and Main Street as a vibrant village.'

'We especially welcome the emphasis in the Opinion on the unique character and identity of Dundrum Village, the importance of appropriate architectural treatment of the buildings, and the need to create an inclusive, people friendly neighbourhood. These are precisely the issues on which Imagine Dundrum has for over five years been making the case and seeking to engage with Hammerson. We want to see a maximum height of three stories for buildings on Main Street, good opportunities for Living Over the Shop, affordable homes to rent and buy, options for families to buy long-term homes in the Village, and protection for the heritage buildings on Main Street.'

'As we have often emphasised, the physical context for this development is unique - it's at the core of an existing Village in a busy settled surrounding area. To be successful, the plans must contribute to building a thriving community and to enhancing a historic and characterful neighbourhood. It's certainly not just about putting up more apartments of the kind that have proliferated in the surrounding area in the last few years!

'Imagine Dundrum has successfully made the case to Dún Laoghaire Rathdown County Council for several historic buildings on Main Street to be designated as an Architectural

Conservation Area, and we are calling on Hammerson to respect the Council's designation in any planning application.'

Urging all local people to join their mailing list at [www.imaginedundrum.ie](http://www.imaginedundrum.ie) for updates on the Hammerson planning proposals, Stan McHugh said 'it's vital for everyone to be well informed and to get involved. Together, we can influence the future of Dundrum in a really positive way, and make it the best possible place for future generations.

Imagine Dundrum's proposals for the Old Shopping Centre site and buildings on Main Street can be viewed on the website.

ENDS

Imagine Dundrum [www.imaginedundrum.ie](http://www.imaginedundrum.ie)