



# Dundrum Draft Local Area Plan

Submission from

# Imagine Dundrum

**July 2023**

*Imagine Dundrum Community Placemakers CLG*  
[www.imagedundrum.ie](http://www.imagedundrum.ie)

# **A Submission from Imagine Dundrum Community Placemakers CLG to the Draft Dundrum Local Area Plan Public Consultation**

**IMAGINE DUNDRUM**, founded in 2016, is a voluntary group of local citizens.

We have worked over the past seven years for the renewal of Dundrum's core built environment and to enhance its potential as a strong community. We believe that with sensitive planning and design, and through engagement with local people, a sustainable, modern Dundrum can effectively integrate and build on the rich past and the present strengths of the Village.

We imagine the future Dundrum as an authentic and recognisable place, reflecting its unique history and heritage and as a place that is thriving, attractive and welcoming for all who live in the local community, those who work here and our many visitors. This vision and approach has guided the significant projects we have undertaken successfully in Dundrum.

Our aim from the outset has been to bring a strong community voice to the decisions about the built environment in Dundrum Village that will shape our place for generations. Imagine Dundrum does not purport or intend to represent all the rich and diverse views of the people of Dundrum, or all those for whom Dundrum is 'their town.' However, through bringing information about proposed developments, ideas about good urban design, and updates on relevant national or Council policy impacting on Dundrum, we aim to support public and community engagement in decisions that affect their place, while also presenting our own clear views about what is needed to secure Dundrum's future. These views are based on and drawn from seven years of active engagement and consultation with the local community, including children, older people, people with disabilities.

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

Imagine Dundrum welcomes the publication of the draft Local Area Plan. While regretting the lengthy delay in publication, and possible lost opportunities arising from that delay, we nonetheless believe that the LAP offers a means to help create a sustainable, modern, thriving Dundrum that effectively blends its rich past and heritage, its unique character, and its present strengths, with its exciting future.

## **Imagine Dundrum's focus**

The focus of 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. Specifically, we keep a focus on Main Street and the Old Shopping Centre (OSC), and the Architectural Heritage Area, and on other areas only insofar as their treatment in the draft LAP may impact on Main Street and its immediate environs.

Our proposals for amendments to the draft LAP concentrate on the **principles, policies and objectives** set out in the report.

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

At the start of our work seven years ago, Imagine Dundrum adopted a set of fundamental principles for the renewal of Dundrum. These principles have guided us well and continue to do so. Our review and critique of the draft Local Area Plan will be addressed through the lens of these principles.

*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.

### **Local Community Hopes for Dundrum's Future**

In 2017, Imagine Dundrum hosted "community conversations" about Dundrum present and future. What did participants wish for, as they thought about the future redeveloped Dundrum?

- **The future Dundrum should successfully blend old and new, but be recognisably itself:** A real place people want to come to, not an artificial, commercial, high-rise anonymous place, but green and nature-filled...a place to linger...vibrant and alive in its own right".
- **Main Street is the heart of the Village:** "Keep the village feel...the integrity of the street. Bring life back to the street". People envisaged an attractive street, with "traditional shop fronts ...independent shops, cafes, trees and outdoor seating".
- **Shopping on Main Street** – more local shops, independent businesses, "practical" shops.
- **Considering the needs of children and young people** - there are so many young families.
- **Housing:** Dundrum needs "a balance between housing and business"; "a range of accommodation for all ages"; "affordable housing and inclusivity"; "landscaping and green rooftops".
- **Public space and a civic and community centre:** "We need a proper civic centre, and significant public space for cultural and family activities...a civic space with seats, playgrounds and room for a marketplace".

*Participants had a good deal more to say – read the full document at Appendix 1.*

# DUNDRUM DRAFT LOCAL AREA PLAN

## IMAGINE DUNDRUM COMMENTARY AND PROPOSALS



## PREAMBLE/EXECUTIVE SUMMARY

The Preamble to the draft LAP sets out the vision for the Dundrum LAP. This is an important high-level statement which sets the tone for the draft LAP.

Imagine Dundrum welcomes the vision statement and acknowledges its parallels with our own vision. We would like to see the core concept of sustainability included in the vision statement and some amendments to the components to the vision.

### **Proposal:**

The vision for Dundrum is of a vibrant, inclusive, **sustainable** and attractive town which is connected to, and supports surrounding neighbourhoods, and functions as a place people can enjoy, to live in, work in and visit.

### **Components of the DUNDRUM LAP vision**

#### **Proposal**

Box 2: To use language akin to SLO 9 of the County Development Plan 2022-2028 **‘To ensure that new design respects and reflects the existing character, scale and heritage of Dundrum.’**

Box 4: To amend as follows: To manage future transport demand **in a sustainable manner** by providing **improved and integrated cycling, pedestrian and public transport facilities** combined with greater connectivity and permeability.

# CHAPTER 1: INTRODUCTION, CONTEXT AND ANALYSIS

## 1.3 Local Area Plan Boundary

In our submission to the pre-draft public consultation in 2018, Imagine Dundrum argued for inclusion of Taney Church in the Dundrum LAP boundary, as its parish community and its schools are within the Dundrum LAP area. We noted that the church authorities share this view.

At that time, Taney Church had been included within the catchment of the Goatstown LAP. However, that LAP has now lapsed. We therefore reiterate the proposal that Taney Church now be included within the Dundrum LAP boundary.

### **Proposal**

That Taney Church and grounds be included within the Dundrum LAP boundary.

## 1.9 SWOC Analysis

The listing of Strengths, Weaknesses, Opportunities and Challenges is an important underpinning of the DLAP, pointing to the scope for appropriate change and development which can and should be addressed or built on in the LAP.

We note at this point, and will comment on also at later points, that the references across the draft DLAP to the civic, cultural and community facilities rarely if ever make explicit mention of **the proposed new library facilities**. Library facilities, in our view, are a unique and hugely important community facility in their own right and the core component of the proposed Civic Centre. By not referencing this, the DLAP runs the risk of not making clear the specific requirements in Dundrum in relation to library facilities to be met in the Civic Centre.

We are also of the view that **civic facilities and functions** warrant specific mention as a key provision intended within the Civic Centre, along with the library, community, and cultural facilities, referring as they do to key public services to which the community is entitled. As a Major Town Centre and second town in the county, Dundrum residents should have local access to key public services.

Dundrum is endowed with significant heritage and history, dating back to the 7<sup>th</sup> century. This history and heritage is a valuable asset to Dundrum.

Imagine Dundrum proposes a number of additions to the SWOC analysis:

### **Proposal:** Add to weaknesses:

Limited capacity of the current library facility to cater for the expanding range of needs in the area.

Poor location of civic offices and limited council services located in Dundrum.

### **Proposal:** Add to opportunities:

Provide extended modern library facilities in new library to match the needs of the expanding population.

Provide an appropriate range of council services in Dundrum for the west side of the county.

Strengthen the use and appreciation, awareness and appreciation of the heritage and history of the area.

### **1.11 Dundrum Community, Cultural and Civic Action Plan**

The CCCAP provides the evidence base for a range of additional facilities and has been transposed into a Special Local Objective in the County Development Plan. We propose strengthening the wording to reflect the status of the CCCAP.

**Proposal:** The final sentence 1.11. para 2 to read; **The CCCAP recommendations relating to the area of the LAP have been incorporated into the LAP.**

## CHAPTER 2: URBAN FRAMEWORK AND SITE DEVELOPMENT FRAMEWORKS

Imagine Dundrum acknowledges the central role of this Chapter in setting out the built form strategy as the framework on which much else in the LAP depends.

### 2.4 Land uses

The concept of the Character Areas is welcome. Imagine Dundrum welcomes the clear designation of that part of the LAP area which constitutes the Village, with its distinct character.

### 2.5 Opportunity sites

The concept of and designation of Opportunity Sites is also welcome, and the inclusion of lands at Dundrum College of Further Education, PTSB and Maher's Terrace and courtyard as Opportunity Sites in Dundrum Village. This submission will return at an appropriate later point to the question of making use of the opportunity presented by these sites.

### 2.6. Urban Design and Placemaking

#### 2.6.1 Urban Design and Placemaking Vision for the Dundrum LAP area

Imagine Dundrum welcomes and endorses this vision. We note that several of its components reflect our own vision statement for Dundrum Village. We particularly welcome the commitment to inclusive design, universal access and movement for all, and will look to ensure that this is carried through into policies, objectives and implementation.

Imagine Dundrum also welcomes the recognition of the need to reinforce local identity and sense of place by protecting, strengthening and respecting the heritage of the area while providing for new, contemporary structures. This essential balance has underpinned the work of Imagine Dundrum over the past seven years. This principle will require proactive interventions and actions across the Council.

#### **Proposal**

That bullet Point 8 be amended to read 'Promoting an efficient use of land by way of compact growth **on a human scale.**'

That the final bullet point be amended to read: **Improving sustainability** by enhancing SuDs and the ecosystem services of the area.

#### 2.6.2: General Urban Design Policies and Objectives

Imagine Dundrum endorses these policies (DLAP2-DLAP4), and, in particular, the emphasis in DLAP 2 on the need to contribute positively to the distinct character of Dundrum.

### 2.7 Main Street

**It is our view that treating Main Street in the draft LAP purely as the edge of the OSC site in the draft LAP is not appropriate and needs to be revisited and revised.**

To accord to Main Street its status as the heart of Dundrum Village requires that it have its own unique planning framework. The Main Street is the area of Dundrum that most needs protection. In our view, this key section on Main Street needs to set out an introductory paragraph with a vision for Main Street -



a vision that goes beyond the practical description in the current 2.7. and which is then followed through with related principles, and reflected in all aspects of the later Site Development Framework (2.9.2).

As suggested above, a vision statement for Main Street in the opening paragraph of 2.7 Main Street should be followed through in 2.9. This vision statement should capture the role of Main Street as a key location for social, economic activity and a vital space for people to engage. The character of new buildings on Main Street and how they marry with the existing heritage buildings, along with public realm improvements, will be a critical influence on the design of the future Main Street. The vision should be followed through with a set of principles for Main Street in 2.9.

**Proposal**

That a vision for Main Street be included as 2.7.1 at the start of 2.7. clearly flagging that Main Street will be treated in the LAP as a unique focus, and more than an edge to the OSC site. Main Street should be seen as a focus for international-standard architectural and urban design response(s) to enhance this lively street such that it can become the iconic area of Dundrum.

DLRCC should pursue stated objectives for improving the physical appearance of all existing structures along Main Street. Property owners would benefit from knowing what DLRCC will seek if planning applications are made, e.g. signage, uses, etc. DLRCC should also engage with owners of Opportunity Sites so as to make positive progress on enhancing Main Street.

**Proposal**

**(New) Objective**

It is an objective of DLR to set out a stated list of streetscape improvements it hopes to encourage for private realm property as it abuts and intersects with the Main Street and to proactively engage with owners of Opportunity Sites in order to optimise their potential.

**Section 2.8. Street improvements and Public Realm - policy and objectives**

Imagine Dundrum endorses DLAP 5 and DLAP 6 dealing with the public realm. We also endorse PR1-PR3 which address the greening of key roads and Main Street.

We propose an additional objective to address delivery of public realm improvements:

**Proposal**

**(New) Objective PRx Dundrum Main Street Public Realm delivery**

It is the objective to improve public realm along Main Street at appropriate locations as allowed for by building setbacks and available public spaces, including the undergrounding of new services and existing overhead services.

## 2.9 Dundrum Key Development Areas: Old Shopping Centre site and Main Street

Imagine Dundrum agrees that the key development areas (KDAs) in DLAP lands offer a unique opportunity to provide new streetscapes, buildings and neighbourhoods within Dundrum.

In this section of the Imagine Dundrum submission, we focus on the Site Development Framework for the Old Shopping Centre (OSC), and more specifically, for Main Street.

Imagine Dundrum's position is that the OSC site and Main Street should constitute two different KDAs and not one. By including Main Street in the OSC means the Main Street is seen as an edge to a larger scheme and not as a street needing its own urban design scheme and architectural response.

### 2.9.2.2 Issues, Constraints and Opportunities

#### **Proposal**

Add to Opportunities offered by the OSC site:

Main Street viewed as a KDA in its own right

Enliven Main Street and bring more footfall onto Main Street

Reinstate a thriving 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 in tune its unique character.

### 2.9.2.4 Design Principles and Objectives

Imagine Dundrum welcomes the requirement for a Masterplan for the entire OSC site to accompany all planning applications for significant development on the site, which accords with the principles, policies and objectives set out in the Council's Site Development Framework. We believe that the Master Plan should have the status of a policy/objective in the LAP (not only in the text narrative), and all subsequent policies/objectives be renumbered accordingly.

This Masterplan can provide the basis for meaningful engagement with local residents and citizens, in advance of the preparation of a planning application, and offer a means of building partnership with and support from the local community, in line with best placemaking practice. We propose that such positive engagement practice, while not mandatory, should be strongly encouraged by the Council throughout the LAP.

#### **Proposal**

##### **(New) OSC Objective**

A Master Plan for the entire site should accompany any planning application for significant development on the OSC site, accompanied by a 'consistency statement' detailing how each of the Guiding Principles and objectives in this SDF will be delivered.

**Proposal****(New) OSC objective**

Active consideration should be given to making the Masterplan the subject of engagement with the local community in the interests of proactive placemaking practice and to ensure maximum local support for the planned development.

## Site development framework – Dundrum OSC Guiding Principles

In line with our earlier proposal (2.7) regarding the need for a distinct framework for Main Street, we propose that the current text of the Site Development Framework (page 21) be set out under two separate subheadings - Main Street Principles, and OSC General Principles, with additional principles added in respect of Main Street, and/or **Main Street should be a KDA in its own right.**

### **Proposal:** Site Development Framework

That within the Framework, separate sub-heading will set out for site development principles for Main Street and/or Main Street should be a KDA in its own right.

Include bullet point; To ensure that new or redeveloped buildings on Main Street respect and promote the heritage of the Village, in terms of building materials, roof lines, shop fronts, signage.

### **Proposal:** Site Development Framework

Bullet point 9: Amend to read: To provide for a view to any landmark building **or structure** at Taney Cross.

### a. **OSC KDA Movement Objectives**

Imagine Dundrum proposes a new and expanded objective OSC 1 which provides an overarching objective in relation to movement. There should then be no need to include such detailed ways of implementing this objective as set out in OSC 2 and OSC 3. The implementation of OSC1 will, in any future planning application, need to address the implementation of the permeability principle, with proposals that will be subject to planning permission and related public engagement.

### **Proposal**

(New) OSC 1

Any redevelopment of the site shall recognise the importance of permeability by providing legible connected routes, via multiple access/exit points for pedestrians and cyclists along north/south and east/west, thereby facilitating a relatively even spread of movement from and to the new development and to local residential communities and to avoid isolating the development and ensuring its integration with the locality. The design of these routes shall accommodate universal access.

Imagine Dundrum proposes an amendment to OSC 4 as follows:

### **Proposal:**

Amend bullet point 1 to read ‘provide a universally accessible link to Ballinteer Road...’

## **b. OSC KDA Placemaking Objectives**

This section of the DLAP is of key strategic significance for Dundrum Village. Together, the provisions relating to public spaces and street character in this extensive site development will determine the identity of the Village into the future. The overall layout of the site (not dealt with in this section) must be such as to create a village setting, that extends the Village into the OSC both physically and in terms of design and ensures that the new development is not an enclave, nor the Village positioned as an add-on to the new development. Imagine Dundrum asks for policy/objectives to capture this overall placemaking approach.

Imagine Dundrum warmly welcomes the objective for the provision of a new community focused local public park with a minimum size of 2,000 sq. metres (OSC 7). The positioning of the public park is critical.

We propose additions to the Placemaking Objectives:

### **Proposal**

**(New) OSC:** The LAP should seek physical and visual links to the new Library/Civic Centre at the northern end of the Village, to optimise and ensure connected public spaces.

**(New) OSC:** Setback of buildings from Main Street should be of such depth as to optimise the width of the street and pavements thereby offering a safer and improved pedestrian experience.

## **c. OSC KDA Built Form Objectives**

Following on from our proposals (2.7) we wish to see the Built Form Objectives for Main Street set out as a separate subheading in the Built Form Objectives and/or to be a separate KDA.

**OSC 11: Imagine Dundrum does not support the indicative block layout and ground floor and land uses shown on figure 2.9 ‘Build Form Strategy’ and asks that it be removed and replaced with a revised figure 2.9. that has regard to the proposals below in relation to Plot Ratio and Height.**

### *Heritage and Building Character*

#### **OSC 12:**

Imagine Dundrum welcomes the objective to retain the Old Post Office, which, in heritage terms, is a significant building on Main Street and part of the Dundrum Architectural Conservation Area. The Hammerson-Allianz Planning Application, lodged in May 2022, had proposed to demolish this important building.

### *Plot Ratio, Heights (OSC 13, OSC 14)*

**Imagine Dundrum does not support the general thrust of provisions of OSC 13, OSC 14. Given the central significance of these facets of the DLAP, we wish to support our case with reference to relevant planning provisions.**

The Site Development Framework in our view needs to be more specific as to appropriate density and building height in parts of the overall site. The density along Main Street/the ACA cannot be the same as along the by-pass, etc. The OSC site is not uniformly suitable for the same density, scale, and form of development across its area.

It is in our view not sufficient only: “To achieve an appropriate plot ratio for this highly accessible location”. This does not provide the Dundrum community with any understanding of what “appropriate” might mean when applied to the differing contexts that exist within the OSC site.

The Draft LAP aims: “To ensure that building heights are sensitive to existing heights on Main Street” but what does this mean? This is contrary to Section 1.3 of the ‘Development Management Guidelines (2007) which requires that “Development plans and local area plans should provide clear design principles”. That is, third parties must be able to understand the development control framework set out for their area(s) and so must future applicants.

Section 1.5.3 states: “**Those who may have an interest in a planning application are entitled to ready access ... to the policy context in which it will be determined, including ... any local area plan ...**”[our emphasis added]. Section 2.4 ‘Benefits of pre-application consultation’ states: “consultations can be of value in ... **Applying development plan/local area plan objectives to a particular site, and especially assessing how the design treatment responds to the local context, thus allowing the planning authority to input to design and layout at an early stage**” [our emphasis added].

We see this framework as incomplete and needing to:

- Include guidance as to minimum and maximum plot ratio and site coverage for the different parts of the site. In our view, units per hectare should be excluded as a density criterion as the site must contain a mix of uses. A general plot ratio of 1:2.25 is too non-specific on such a large site.
- Include specific height guidance for buildings on the site within a range. It is not sufficient to refer to a building in terms of exact height – 11 storeys is too tall and 4/5 storeys is too tall for Main Street/ACA.

#### **Proposal: OSC 13**

Imagine Dundrum supports:

- A plot ratio range of 1.0 to 1.5 on Main Street/ACA and 1.5 to 2 on the rest of the site.
- A site coverage of 45%-50% on Main Street/ACA and 45% to 70% on the rest of the site.

Note: Maximum densities must be maximums and not subject to over-riding provisions set out in national planning guidance.

## *Heights*

### **Proposal**

#### **REVISED OSC 14 – proposed revisions to heights**

In relation to heights across the site, Imagine Dundrum proposes that OSC 14 be revised as follows:

- A range of 6 to 8 storeys be included in the LAP. Within the context of a **maximum height of 8 storeys**, the greater height can be accommodated along the bypass, and having regard to the topography of the site.
- We further propose a more consistent approach to building heights and block layouts with more justified footprints. Apparently random height and scale should be replaced with consistency which can become a recognisable part of a new urban quarter within the OSC.
- Heights and scales of buildings should respond to the topography of the OSC site.
- We support the objective (bullet point 6) that increased heights on the bypass or elsewhere on the site (up to max 8 storeys) must not have a negative impact on residential amenity and the

proposed Civic space to the north of the OSC by way of overshadowing and/or overbearing. We propose this point should refer to new as well as existing amenities.

- In relation to heights on Main Street, we support the objective that the proposed heights along Main Street are sensitive to original streetscape, in keeping with its character, scale and ACA status reflects SLO 9 of the County Development Plan:  
*‘Building heights along Main Street must be sensitive to the original streetscape, in keeping with its character, scale and Architectural Conservation Area status’*
- We propose a maximum of 2 to 3 storey buildings along Main Street/ACA. Within the context of a maximum of 2/3 stories in the ACA area, up to 3.5/4 stories could be accommodated along the northern end of the current car park, having regard to the topography of the site, but ensuring a consistent approach to heights along Main Street. The OSC site’s heights should not be recognisable only as an edge to that scheme but as heights and scales of building suitable to a discrete Main Street urban design and architectural vision.

## Land uses

### Proposal

#### **OSC 15 – need to revise with separate sections for Main Street and rest of OSC site**

In keeping with our proposals regarding the treatment of Main Street as more than the edge of the OSC site, Imagine Dundrum proposes that land uses for Main Street should be set out as a separate objective, or a sub-set within OSC 15. A vision is needed for new Main Street uses which will deliver a vibrant and iconic street from morning until nighttime.

#### **Land use on Main Street**

It is the view of Imagine Dundrum that any response to Main Street in terms of land use should be of an international urban design and architectural design class, with high amenity as well as visual value.

**We do not support the objective that most active uses should be at ground floor level on Main Street** with the implication of apartments only above ground level (while this approach may be appropriate within the site). In our view, uses with a large floor plate on Main Street and including potentially flamboyant uses can animate Main Street in a very valuable way. Vibrant uses such as restaurants, late bars, ice cream vendors, retailers who stay open late, street market type retailers and cultural uses can make Main Street the Las Ramblas of Dundrum.

We support the need for balanced day and evening uses on Main Street, If only uses which close at 5pm are in place, this will not contribute very positively to the street.

#### **Land use on the bypass**

Imagine Dundrum supports the objective to provide mixed use development along the bypass, within the height objectives already proposed earlier. The benefit of mixed use along the bypass also provides for possibly quieter occupancy at evenings and weekends.

Imagine Dundrum strongly supports the objective that any redevelopment of the site should explore the provision of a hotel use adjacent to the local park. We propose that this objective should be strengthened.

Imagine Dundrum also strongly supports the objective of providing residential units for rightsizing and/or downsizing on this site.

Bullet point 6 of OSC 15: We propose this point be reworded as follows: Provide for a supermarket of circa 1500-2500 square metres within the land parcel, **with appropriate public parking**. We also wish

to see an explicit objective contained within OSC for the provision of public toilets on the OSC site, either in conjunction with the supermarket or the new public park.

**Proposal in respect of land use on OSC**

Amend present bullet point 6 to read: Provide for a supermarket of circa 1500-2500 square metres within the land parcel, **with appropriate public parking.**

**Proposal**

Add new objective: It is an objective that public toilets will be provided on the OSC site.

**Figure 2.9 Built form strategy**

**Imagine Dundrum does not support Figures 2.9. Built Form Strategy and 2.10. ODSC Indicative Contextual Drawings.** In particular, 2.9 creates significant ambiguities, especially in relation to building height. The location of the symbol [red square] for ‘designated location of height’ is ambiguous, especially in the absence of a definition/description of what is meant by height in this figure. To what is ‘height’ referring here? Why are the symbols for height common along the bypass and along Main Street? In addition, in line with our proposals on height, we do not support the height variations contained in Figure 2.10.

The group supports a more consistent and less ‘height as a feature’ style design. The most attractive parts of European cities have consistent heights within quality urban quarters and do not contain repeated instances of unnecessary ‘height as punctuation’ within such small areas.

In our view, any design for the OSC site must be renowned for its architectural quality and not for its unnecessary elements of excessive height. The topography of the site itself allows for building height variation.



## CHAPTER 3: PEOPLE AND HOMES

Imagine Dundrum supports the focus on creating and maintaining successful neighbourhoods and protecting residential amenities within the DLAP area. It is our view, in line with our submission on the LAP pre-draft discussion paper in 2018, this requires an inclusive focus on the current and future needs of children and families, older people and people with disabilities across all aspects of neighbourhood and community, including provision of homes, public realm, play, community services and facilities. We have looked to see this multi-need and multi-generational approach being explicit in the draft Local Area Plan and welcome the inclusion of policies and objectives that address many of the matters raised in that submission, particularly in the area of housing.

**Policy DLAP7: Provision of SNI uses and delivery of the ten-minute neighbourhood:** Imagine Dundrum endorses the policy of delivering sufficient sustainable neighbourhood infrastructure to ensure sustainable living.

**Policy DLAP8: Co-location of Community Facilities** Co-location of community facilities is an eminently sensible policy as a means of facilitating easy access to services.

### 3.2.3.1 Existing Community Facilities

#### iii Further and Higher Education Facilities

The listing should include the adult education provision currently provided by D.A.T.E (Dundrum Adult Training and Education) and located in the Dundrum Town Centre Shopping Centre. Adult education is a key educational sector, the delivery of which is a shared role of Dun Laoghaire Rathdown County Council with other providers, through its libraries and its arts, cultural and heritage programmes.

The presence in Dundrum Village of the Dundrum College of Further Education has the potential for a strong educational and learning partnership with DLR that could optimise the capacities in terms of both programmes and facilities, to the greater benefit of local people.

#### **Proposal**

Imagine Dundrum proposes that DLR County Council should engage proactively with the Dublin Dun Laoghaire Education and Training Board with a view to partnership and joint learning programmes which maximise the offering of each to the people of Dundrum and surrounding areas, and which offer scope for a collaboration and sharing of learning resources with the Dundrum College of Further Education.

#### **Policy DLAP9: School Facilities**

Imagine Dundrum endorses the policy of promoting and supporting the use of and access to school facilities outside of teaching hours. This policy is especially needed in Dundrum in the short term, in the light of the severe absence of community meeting places and facilities, sports facilities and facilities for young people outside of school hours.

#### 3.2.3.5 Play Facilities

Imagine Dundrum endorses the policy of providing inclusive and accessible play facilities at suitable locations in the DLAP area. We wish to flag the importance of informal and unstructured play opportunities as an integral part of the public realm in Dundrum Village. There is a need to expand the thinking about public realm beyond greening and seating, and to include all opportunities to utilise the public space and environment for the benefit of people's health and wellbeing.

Examples of unstructured play opportunities in urban settings (both in the public domain and within housing developments) can readily be found in urban areas across Europe.

*The urban environment presents plenty of opportunities to experience multigenerational play beyond playgrounds. Integrating recreation within the built environment enables it to feed amusement, surprise, humor, and adventure to people's natural state of play.<sup>1</sup>*

#### **Proposal**

##### **(New) Policy DLAPx**

It is the policy to provide unstructured play opportunities as part of public realm enhancement in Dundrum Village.

### **3.2.4 Dundrum Community, Cultural and Civic Action Plan**

One of the founding purposes of Imagine Dundrum from its start has been to advocate for a new modern library, co-located with council services for the west side of the county and to address Dundrum's status as the second county town, together with facilities for cultural and community uses. This we termed as a Civic Centre. In public meetings over the past seven years, there has been huge support for this essential community infrastructure.

Imagine Dundrum welcomed the commissioning of the Dundrum Community, Cultural and Civic Action Plan (2020), which confirmed the need for this facility, and which identified some key objectives in terms its location, namely that it should:

- Create a Civic and Cultural quarter that contributes to the regeneration of Dundrum in a balanced manner
- Ensure that uses contribute to footfall along Main Street
- Create a civic plaza that is an asset to the community
- Facilitate pedestrian permeability and accessibility to Luas and bus Connections.

### **3.2.5 Potential new Community, Cultural and Civic Centre**

We note, as previously, and welcome the commitment to provide a new modern library for Dundrum as part of a new Community, Cultural and Civic Centre. We also note that lands at Taney Cross KDA have emerged as a site, subject to feasibility, to accommodate the Centre in a landmark building.

#### **Proposal**

The final sentence of 3.2.5 dealing with site challenges should be amended to include reference to the limitations of the current tight site at Taney Cross lands in accommodating a Civic Centre.

### **PROPOSED NEW SECTION 3.2.5.1**

Should the feasibility of locating the Civic Centre at the Taney Cross KDA be confirmed, Imagine Dundrum wishes to propose a number of objectives aimed at ensuring the visual and spatial integrity of the overall Taney Cross area and ensuring the maximum civic space. Imagine Dundrum proposes a new section of the DLAP (3.2.5.1) which expresses those objectives:

<sup>1</sup> <https://www.archdaily.com/985771/placemaking-through-play-designing-for-urban-enjoyment>

### **3.2.5.1(new) Coherent, integrated, visual spatial objectives**

The design of a new library and Civic Centre at the Taney Cross Area, should it proceed at this location, provides the opportunity for high quality design of an international standard, including the possibility of international competition. Any such design should address several key objectives:

#### **The relationship between the Civic Centre and the William Dargan Bridge**

The relationship between the Civic Centre and the William Dargan Bridge will no doubt be a central consideration for the design of a Civic Centre. The building will need to harmonise with the William Dargan bridge so that its design does not encroach unacceptably on views of the bridge, given its iconic nature and presence in Dundrum, or other valued views.

#### **Proposal**

##### **(New) Objective P x**

It shall be an objective that the design of the Civic Centre, if proceeding on the lands at Taney Cross area, will ensure it harmonises with the William Dargan Bridge and will not encroach unacceptably on views of the bridge or other valued views.

#### **The relationship between the redevelopment of the Taney Cross area and the Village**

The sensitivity of the relationship between the redevelopment of the Taney Cross area and the Village is underlined in the County Development Plan (CDP, Chapter 7); Imagine Dundrum endorses the approach taken in the CDP and seeks reassurance that the redevelopment work at the William Dargan Bridge will create strong and positive integration with the Village streetscape:

*'Any redevelopment shall be in keeping with and sensitive to the character and scale of the adjacent streetscape on Main Street and its ACA status and should seek to strengthen visual and physical connections with same.'* [CDP, Chapter 7, Towns, Villages and Retail Development, p151].

#### **Proposal**

##### **(New) Objective Px**

It shall be an objective that there will be a strong design focus on the spatial integration between the Village south of the Taney Cross area and any new development on the Taney Cross lands and that the redevelopment will strengthen the coherence and integration of the northern and southern parts of the Village.

#### **Maximising civic space**

The possibilities that can open up for the redevelopment of the Northern end of the Village, are flagged in the County Development Plan:

*'The comprehensive redevelopment of the environs of the William Dargan Bridge undercroft, Usher House and Waldemar Terrace. This area provides a significant opportunity to create a new focal point and sense of enclosure at the northern 'gateway' to Dundrum Main Street. At present this area is dominated by heavy vehicular traffic volumes and the bus interchange.'* CDP, Chapter 7, Towns, Villages and Retail Development, p151]. These possibilities would be strengthened through the creation of a coherent integrated civic space, including a larger public space/public plaza. To this end, it should be an objective of the LAP that through active engagement with property owners in Taney Cross Terrace area, the potential space available for civic uses can be significantly increased.

## **Proposal**

### **(New) Objective Px**

It shall be an objective of the LAP to maximise the potential of buildings at the northern end location as an addition to those currently owned by the Council, and to seek to secure the extended possibilities these can offer, as part of a long-term vision for civic, community, cultural facilities, and open public realm in Dundrum.

## **Links with the Carnegie Library**

The strategy that will be used to create strong visual and or physical/road linkages with the Carnegie Library so that a new modern library at the Taney Cross area and the Carnegie Library would be part of an integrated whole is very important.

## **The Luas entrance**

Imagine Dundrum has in various submissions drawn attention to the singularly ugly and unsafe entrance to the Dundrum Luas.

## **Proposal**

### **(New) Objective Px**

It shall be an objective of the LAP that the redevelopment of the Waldemar Terrace/Taney Cross lands will engage with NTA to secure provision of a more accessible and attractive access and egress from the Luas.

## **The Slang River**

## **Proposal**

Consideration should be given to making creative use of the Slang River as a feature at the northern end of the Village and to integrate it into planning for the visible greening of the Village and the strengthening of biodiversity. In this regard also, we welcome the proposals for a wetland park behind the Carnegie Library.

## **3.2.6 Inclusion**

Imagine Dundrum strongly endorses the commitment to inclusive design of public spaces, and the policy DLAP 14 covering the Age Friendly Strategy Priorities.

## **3.3 Homes**

The focus of Imagine Dundrum is on the homes to be provided on the OSC site.

### **3.3.4 Tenure**

It is the view of Imagine Dundrum that the DLAP should seek to ensure that people who wish to buy a new build home in Dundrum should have the prospect of doing so, and that not all new units are for rent.

We acknowledge that Government policy does not give the local authority the power or discretion to set down requirements in relation to this aspect of tenure. We therefore propose that at least half of the affordable homes that will be required on the OSC site should be for sale.

#### **Proposal**

#### **(New) Objective Px**

It is the objective that at least 50% of the affordable homes to be built on the OSC site will be for sale.

#### **3.3.5.1 Density, Plot Ratio,**

Please refer here to views set out in Chapter 2, section 2.9. In keeping with the views expressed there, **Imagine Dundrum does not support Objective H1, as the plot ratios in section 2.9. currently stand.**

#### **3.3.5.2 Building Height**

##### **Policy DLAP18**

Imagine Dundrum accepts that it is DLRCC policy that building height in DLAP generally accords with the height guidance set out in chapter 2, subject to policy objectives BHS1 and BHS2 of the Dun Laoghaire Rathdown County Development Plan 2022-2028 (consistent with NP0 35 of the NPF, SPPR 3 of the ‘Urban Development and Building Height; Guidelines for Planning Authorities’ (2018) or policy objectives in any subsequent County Development Plan.

**Imagine Dundrum does not support the DLAP** when it states that ‘Having regard to the Building Height Guidelines and more specifically in order to apply SPPR 3 there may be instances where an argument can be made for increased height and/or taller buildings.’

The entire point of an LAP as articulated clearly within the ‘Urban Development and Building Height; Guidelines for Planning Authorities’ (2018) is that building heights must be assessed on a performance-based approach unless there is a specific local objective which pertains to a given site which has been decided after the introduction of the guidelines.

Any building height ranges set within the LAP should be adhered to, otherwise there is little point in having an LAP at all. There must be some democratic agreed LAP vision which is shared by the community. To write this away by simply stating that any applicant can argue for taller heights is to remove the fundamental power of the LAP, which is a statutory document and the definitive forward planning document for Dundrum.

#### **3.3.6 Housing Options**

Imagine Dundrum welcomes Policy DLAP 20, requiring an appropriate quantum of housing to enable older people to remain in their homes, and to provide adaptable layouts to facilitate intergenerational use.

We further welcome Objective H2, providing for units in developments geared to facilitate an ageing population and people with disabilities, including universal design, ground floor units, close to amenities, and units with a 2-bed minimum to provide for carer needs.

Objective H3 is also welcome. It is notable that apartment developers invariably apply the communal facility requirement to provide gyms privately managed for paying customers, rather than genuinely providing for the needs of residents in every age group.

### **Child residents**

The LAP should include an objective requiring provision to meet the needs of children who are residents in apartment developments. Imagine Dundrum called for this in our pre-draft submission, but this was not taken up in the County Development Plan or the draft LAP.

This is, in our view, a significant gap. Residents are not a commonality. Children, like older people, or people with disabilities, have unique needs in terms of both internal residential design, communal facilities and public space that go beyond outdoor playgrounds.

## CHAPTER 4: TRANSPORT AND MOVEMENT

Imagine Dundrum acknowledges the wider policy context within which this chapter is located, as set out in 4.3. and translated into the policy objectives of the County Development Plan 2022-2026 (T6, T7, T8). The Area Based Transport Assessment study has been the process by which potential ways of applying these wider policy objectives are set out in the Dundrum draft LAP.

### **The status of the ABTA recommendations**

With regard to the important matter of the status of the ABTA recommendations contained in the DLAP, Imagine Dundrum notes the following:

**4.4 ABTA Methodology, para 2, p48:** ‘This draft Transport and Movement chapter contains the relevant preferred strategy and interventions which have emerged from the ongoing iterative ABTA process. *The final ABTA recommendations will emerge following this consultation on the DLAP (our emphasis).* The ABTA report has informed this local Plan.’

**4.5 Overarching Transport Policies, para 3, p49** ‘mapping of transport infrastructure in this Plan that is not already permitted or provided for by existing plans/programmes is indicative’.

**9.1 Implementation, para 2,** ‘Further consultation between the Council and the local community will form an important role in the process of delivering on some of the Local Area Plan Policies and Objectives’.

### **Need for clarity about the status of the ABTA recommendations**

In the light of the above, Imagine Dundrum is of the view that the LAP should be explicit about the following:

- What proposals are already permitted/provided for
- What proposals have the status of policies/objectives
- What proposals are indicative.
- What mechanisms and timescales are intended in respect of finalising the proposals.

This clarity would enable residents to actively engage around possibilities for alternative ways of meeting the policy objectives where there is scope for options in terms of meeting the objective.

### **Policy DLAP24 – Policy DLAP30**

Imagine Dundrum recognises these broad policy objectives as core to the implementation of national policy and County Development Plan objectives. They are also coherent with the vision of Imagine Dundrum:

- 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.

### **Policy T1**

The one-way northbound traffic layout on Main Street Dundrum together with the transfer of several bus routes onto the bypass is supported by Imagine Dundrum, as the only mechanism that would ensure that, following the advent of the Bus Connects programme, bringing at least 10 bus routes through Dundrum Village in both directions, and thus turning the village into a virtual permanent bus corridor, could be averted.

#### **4.6.1.6 Disabled and age-friendly car parking**

##### **Objective T13**

Imagine Dundrum strongly endorses the objective to ensure adequate provision of both disabled and age-friendly parking at appropriate locations within the town. We have advocated for a wide range of mobility measures throughout the village over the past seven years.

We believe that access to the Luas platforms is currently unacceptably difficult for people with disabilities and older people, and that the initiatives being proposed to improve the public realm in the vicinity of the Luas can make a difference. Further parking measures are needed, especially to assist older motorists, disabled drivers and parents of young children to access the Luas platform.

We suggest that part of currently vacant land north of the Luas bridge which is in public ownership should be actively considered for age friendly, disabled parking and parking for parents/children, from where they can have level access to the Luas platform.

##### **Proposal**

##### **(New) Objective Tx or par tof T13**

It is an objective to secure use of part of the vacant land to the north of the Luas bridge for parking for people with special parking needs, including age friendly and disabled parking.

#### **4.6.1.8 Bus Gates**

Imagine Dundrum notes that the Bus Gates described in the draft LAP have the status of recommendations, rather than policies or objectives. We take from this that they constitute indicative proposals, and as such, are not contained within the implementation section of the draft LAP.

We note also (1.10.1 Area Based Transport Assessment) that *'the ABTA process is-in a similar fashion to SEA- an iterative process - and therefore the outcome of the public display of this draft LAP will inform the final ABTA report.'*

As noted above (The status of ABTA recommendations), it is essential that the status of these and other ABTA options/alternatives set out in this Chapter, and including the Bus Gate proposals, is made clear, and that residents are aware of what scope there is to examine alternative ways of achieving the policy goals underpinning these options.



## CHAPTER 5: CLIMATE MITIGATION AND ADAPTATION

Imagine Dundrum welcomes the commitment in the opening paragraph of this chapter to treat climate action as a central theme of the Local Area Plan. We suggest that it is appropriate here to emphasise that at present Ireland is far from achieving its planned reduction in carbon emissions.

Imagine Dundrum welcomes and endorses the policies and objectives contained in this chapter in relation to green infrastructure and flood risk management.

### 5.4.1 Green Infrastructure – biodiversity

#### The Slang River

The references to the Slang River are welcome, as this river has, in our view, been undervalued in terms of its potential. In particular, Imagine Dundrum welcomes objective GI 3-Deculverting, which will seek opportunities to deculvert the Slang and reconnect the riverine habitats.

In relation to the narrative text in this section dealing with non-invasive species, we welcome the intention to require all developments to demonstrate compliance with County Development Plan measures relating to invasive non-native species. Imagine Dundrum is of the view that this requirement should be the subject of a specific policy in the LAP.

Winter Heliotrope though non-native and invasive is the earliest flowering plant and of benefit as such to bees and others. It should be curbed but a little of it is of benefit. The Cherry Laurel (*Prunus Laurocerasus*) is non-native and invasive and poisonous to humans, dogs and other animals. It also poisons the ground and water underneath as it drips its abundant cyanide content. It has become invasive on parts of the Slang river bank. There is currently a campaign to ban its sale in Ireland. It is widely used in the area for hedging in the LAP area. Bird Laurel should be added to the list of invasive non-native species, like rhododendron. Action has already been taken in Northern Ireland and the UK.<sup>2</sup>

#### Proposal

Cherry Laurel should be noted in the LAP as non-native and invasive and should no longer be allowed for use for hedging in the LAP area. Bird Laurel should also be added to the list of non-invasive species.

### 5.7. Climate mitigation: Renewable energy

In relation to climate mitigation: renewable energy (5.7) we propose the following addition to policy DLAP37:

#### Proposal

To add to DLAP37 as follows:

Consider green roofing where appropriate and in areas without Photo Voltaic Panel Systems.

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<sup>2</sup> <https://gaelicwoodlandproject.com/updates/stop-selling-invasive-species/>

## **Light Pollution**

Light pollution is not referenced in the draft LAP. Nor is it the subject of policies or objectives. Imagine Dundrum believes it should be included. Increasing amounts of light pollution has severe impacts on both human health and on wildlife/ biodiversity where it disrupts natural patterns of feeding, breeding etc. The relevant paragraph in our submission of December 2018 to the pre-draft consultation reads:

*The redevelopment of the public realm in Dundrum Village offers an opportunity to review the arrangements for public lighting so as to maximise the use of modern lighting that reduces light pollution and energy use. Buildings should not be floodlit at night, and should only have internal lighting when people are working in the building and not throughout 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.(page 39 )*

We propose that an objective be added to the LAP on this matter.

### **Proposal**

#### **(New) Objective**

It is an objective to reduce light pollution and related energy use in Dundrum. The scope for reducing all night public lighting will be trialled in Dundrum with a view to finding innovative ways of reducing light pollution.

## CHAPTER 6: DUNDRUM MULTI-FUNCTIONAL TOWN AND NEIGHBOURHOOD CENTRES

This chapter sets out objectives for Dundrum Village which are key to its future balanced development, and bear in a significant way on what is planned for the Old Shopping Centre. Providing for the proper balance between residential, commercial, and public/civic uses is, in the view of Imagine Dundrum, a critical function of the LAP. In this regard, objectives MTC 1 - MTC 6 are welcome, and in tune with key elements of Imagine Dundrum's early vision for the Village:

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

While generally satisfied with the focus of MTC 3-MTC 6, Imagine Dundrum proposes some additions that in our view are important. We propose that an objective should be added to promote the temporary use of vacant premises in order to reduce the level of vacancy in Dundrum Village, and especially in the Old Shopping Centre, as vacancy levels can take from the vitality of the Village.

Temporary uses need not be retail uses but could be such as to contribute to the economic, social, and cultural vitality of the Village. For example, at the moment, there are no artists' spaces in Dundrum. It should be a policy of the Council to work with property owners to support the temporary use of vacant premises.

### **Proposal**

#### **(New) Objective**

It is an objective to support opportunities for the use of vacant premises in Dundrum Village in order to maximise their use and strengthen the vitality of the Village.

Imagine Dundrum endorses MTC 3 regarding the design of shop fronts. It is our view that this objective should be strengthened to include a statement that owners/tenants within the ACA area should be supported to reflect the heritage and history of the Village in the design of their shop fronts.

### **Proposal**

#### **(New) Objective**

Extend MTC 3 as follows: It is an objective to encourage owners/tenants of shop fronts on Main Street Dundrum to reflect the heritage of the village and its status as an Architectural Conservation Area in the design of shop fronts.

## CHAPTER 7: EMPLOYMENT

While Imagine Dundrum does not have specific comments on the detail of this Chapter, we see it as an important role of the LAP to promote diversity of employment opportunities in line with the MTC status of Dundrum, and to set out the requirements to ensure that the permitted uses, and the balance of uses envisaged in a Major Town Centre, are adhered to.

## CHAPTER 8: HERITAGE AND CONSERVATION

The rich heritage of Dundrum Village and environs is in our view a key strength and underused asset of Dundrum. We welcome the acknowledgement in 8.1 that this heritage ‘contributes positively to the identity and unique sense of place in the town.’ The Dun Laoghaire Rathdown Heritage Plan offers a strong policy and practice context for the proactive management of heritage in the County.

Imagine Dundrum campaigned strongly and successfully for the designation of key buildings in Dundrum Village as an Architectural Conservation Area (ACA). It is a matter of great satisfaction to local people that this designation was approved by DLR County Council and forms part of the County Development Plan 2022-2028. Imagine Dundrum therefore warmly welcomes Policy DLAP48, setting out Council policy to ensure the protection of the historical character of Dundrum and to ensure that any future development/redevelopment is carried out in a manner sympathetic to its special character. We also endorse DLAP 49, 50 and 51, together with DLAP 55, and DLAP 56.

### 8.5.1 Dundrum Castle

Dundrum Castle is a most significant Protected Structure. Imagine Dundrum notes, with concern, that while there is a narrative included in the draft LAP regarding Dundrum Castle, there is no policy or objective relating to this structure, which dates from 900 A.D. The Castle is one of (but probably by far the most significant) the protected structures in the Dundrum area which is in private ownership. Imagine Dundrum proposes that a policy objective is included in the draft LAP that can support the active protection of Dundrum Castle and other protected structures in private ownership.

#### **Proposal**

#### **(New) Policy X**

It is the policy to proactively encourage owners of private archaeological heritage to avail of national heritage schemes aimed at conserving these heritage structures.

### 8.5.2. and 8.5.4 St Nahi’s, Maher’s Terrace, Holy Cross Area

Imagine Dundrum strongly supports Objective HC1, HC2 and HC3 in relation to St. Nahi’s, Maher’s Terrace and courtyard, and Holy Cross Church.

### 8.5.3 Main Street/Sandyford Rd ACA Area

On page 82, line 8, the document states that ‘a number of properties are excluded between the Church and Glenville Terrace...This should state ‘a number of properties are excluded between the Church and No 13 Main Street’.

## CHAPTER 9: IMPLEMENTATION AND MONITORING

Imagine Dundrum welcomes the inclusion of an implementation and monitoring process, that should enable progress in achieving the policies and objectives of the Local Area Plan to be measured on an ongoing basis. We wish to propose a number of additions to the implementation and monitoring schedule.

In the first instance, Imagine Dundrum has made several proposals in respect of the various sections of the draft LAP. We request that, where appropriate, and where approved in due course as part of the final LAP, that these be included in the implementation and monitoring schedule. We also propose the following:

**Objective T1** to be amended as follows: that we add under implementation as follows; ...to be delivered by completion of the re-development of the Taney Cross site *or the OSC site, whichever comes first.*

**Objective PR3**, Main Street Tree planting and Urban Greening, (page 19) should be included in the table with an implementation comment as follows:

*Incremental delivery as and when suitable privately-owned sites are being redeveloped. Delivery on publicly owned sites to be progressed during the lifetime of the plan subject to resources.*

**(New) Objective Px (2.8)**

*'Incremental delivery as and when suitable privately-owned sites are being redeveloped. Delivery on publicly owned sites to be progressed during the lifetime of the plan subject to resources.*

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## APPENDIX 1

### What does the local community want for Dundrum? Revisiting the community conversations, June 2017

In 2017, Imagine Dundrum hosted an Open Meeting, featuring “community conversations” among participants. They were asked three questions: ‘Why is Dundrum important to you?’, ‘What are the issues and what needs to change?’, and ‘Dundrum in the future – what would make it a really great place to live?’ In their answers to this last question, local people expressed their wishes for the future of their Village, and imagined what it would look like. These views are hugely relevant to any appraisal of the Local Area Plan and so have been restated here as a valuable context for an appraisal of the LAP.

#### 1. Imagining a future Dundrum village area, redeveloped but still recognisably itself, and successful integrating old and new.

One person’s comment summed up a shared feeling that Dundrum must continue to be itself, even though in a new form. Despite the danger of the wrong outcome, Dundrum has the potential to:

*“return to being a real place people want to come to, not an artificial, commercial, high-rise, anonymous place, but somewhere green and nature filled... A place to linger, rest, and relax. It can be vibrant and alive in its own right, not a ...random street.”*

Hopes for the future Dundrum included:

- o Put the heart back into Dundrum!
- o It can be a flagship village with a green economy
- o Preserve Dundrum’s history and keep the character and scale of the village
- o Citizen input into the design
- o Unique, good architecture, attractive buildings, local materials
- o Public spaces well maintained
- o All areas connected
- o An improved civic and social focus
- o Make [it] a place in its own right, not a second Dundrum Town Centre!

#### 2. Main Street – at the heart of the village

Many contributions concerned Dundrum’s Main Street, and there was strong agreement on the need to revivify it, while not destroying its unique character:

- o Bring life back to the street
- o [Dundrum needs] people living on the street
- o Keep the village ‘feel’
- o Link the pedestrians and the businesses on the street
- o o Create a continuous and more diverse streetscape, filling the gap where the old Shopping Centre car park is
- o Rehabilitate the area between the church and the (Barton Road junction) roundabout

Imagining what the Main Street could be, people suggested:

- o A pretty Main Street with cafes, independent shops, outdoor seating
- o The greening of the Main Street!
- o o Reduce or eliminate traffic; minimise through traffic
- o o Traditional shop fronts
- o Wider footpaths
- o More refuse bins

### 3. Shopping on the Main Street and in the new development

The ideal expressed by many contributors was for a variety of small-scale, local businesses, including specialised and artisan-based shops as well as those providing practical necessities:

- o Bespoke small businesses
- o Small artisan shops, not just multiples
- o Encourage local businesses
- o ‘Proper shops’, practical shops, not just coffee shops and clothes boutiques.
- o Hardware, greengrocers, haberdashery.

### 4. Getting around – thoughts on traffic, walking, cycling

In general, the hope was for a fresh and properly planned approach to moving around in Dundrum, which would prioritise walking and cycling, and plan for a major reduction in car parking in the village core:

- o A coherent traffic plan
- o A people-friendly, pedestrian-friendly place
- o A focus on cycling and walking
- o Off-street parking; underground parking; accessible parking

But when it came to specific suggestions, there could be opposing views:

- o High-level walkways linking parts of Dundrum, to help people move around
- o Underground connecting walkways
- o Pedestrianise the village! OR Don’t pedestrianise it – local businesses will suffer!

### 5. Facilities for children and young people; sports facilities

It was widely recognised that children’s and young people’s needs are not catered for in Dundrum at present, and that, in an area with so many young families, this major lack must be addressed. There were many suggestions:

- o Children need a playground
- o A skate park
- o Youth café (with pool tables)
- o Safe facilities for teenagers
- o Space for sports
- o Outdoor gym/ exercise equipment
- o Outdoor table tennis

### 6. Housing

There was considerable agreement that providing new housing in Dundrum would in itself substantially rejuvenate the Village area, as long as it was affordable housing mainly intended for families and older people:

- o Bring residents back into the village, especially families!
- o A village buzz, with people living there.
- o A range of accommodation, suitable for all ages including older people
- o 2 storey housing for families, not just high-rise apartments
- o Affordable housing and inclusivity
- o A balance between living and business

### 7. Environmental sustainability and ‘future-proofing’

The opportunities provided by such a major development, at a time when (unlike 2007/8) environmentally aware and sustainable building technologies are becoming mainstream, were emphasised by several contributors:

- o Dundrum could be a flagship green development
- o Future-proof Dundrum; respond to environmental concerns
- o [let’s have] green energy, a local energy co-op

- o Solar energy, selling electricity back to the grid.

Many wanted a substantial planting programme to bring natural greenery back into the village:

- o Trees, green spaces
- o Trees please, and green rooftops
- o Landscaping, green rooftops.

#### 8. Arts, culture and creativity

The population of Dundrum now has the potential to support creativity in a range of arts and crafts, and would appreciate a museum of local history to local people could donate objects and documents about life in Dundrum many years ago:

- o An exhibition space
- o A crafts courtyard
- o Something like Design Yard idea
- o Street art (DLR County Council has funding for public art)
- o A museum of local history or a heritage centre
- o Commission music for the outdoor plaza.

#### 9. Public/ communal space

It was widely recognised that Dundrum has to date lacked open spaces and public seating, so the new development is the perfect opportunity to provide them, and create a much more enjoyable built environment which will strengthen social interaction:

- o We need communal space, indoors as well as outdoors
- o A central plaza which would be a meeting place
- o A large open plaza for markets etc
- o Somewhere just to sit, breathe, relax, linger
- o A civic space with seats, playgrounds, market place...
- o A bandstand (for music) and seating
- o An off-street community area with trees, seats, a fountain – visually interesting and safe.

#### 10. A purpose-built civic and community centre

There was near-unanimous support for the demand for a new civic and community centre, which could also house cultural activities, and a new library in the new Dundrum.

- o Dundrum badly needs a civic and cultural centre
- o We need a proper civic centre, belonging to the community
- o A proper civic centre and community spaces
- o A civic/ community space as the focal point of the new development
- o We need significant public space for cultural and family activities

#### Other possibilities:

- o A kindergarten or small school – there's a growing population of small children in the area
- o A hotel - a 'bijou' hotel with garden courtyard, catering for business travel, wedding receptions after local church ceremony, small conferences, and visitors to local residents
- o A new library
- o A grandstand/ bandstand with uses such as outdoor music, dancing and choirs at the annual Dundrum Festival.