

AN BORD PLEANÁLA
64 Marlborough Street
Dublin 1

5th April 2022

APPLICATION FOR STRATEGIC HOUSING DEVELOPMENT – STAGE 3

BORD REF.: ABP-311553-21

RE: DUNDRUM VILLAGE STRATEGIC HOUSING DEVELOPMENT, OLD DUNDRUM SHOPPING CENTRE AND OTHER PROPERTIES, MAIN STREET, DUNDRUM, DUBLIN 14

APPLICANT: DUNDRUM RETAIL GP DAC (ACTING FOR AND ON BEHALF OF DUNDRUM RETAIL LIMITED PARTNERSHIP)

Dear Sir/ Madam,

On behalf of the applicant, Dundrum Retail GP DAC (acting for and on behalf of Dundrum Retail Limited Partnership), please find enclosed planning application relating to the proposed Dundrum Village Strategic Housing Development (SHD) at the Old Dundrum Shopping Centre and Other Properties, Main Street, Dundrum, Dublin 14.

This application falls under the definition of Strategic Housing Development as set out under Section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016 on the basis that the development includes *‘the development of 100 or more houses on land zoned for residential use or for a mixture of residential and other uses’*. The cumulative gross floor area of the houses comprises not less than 85 per cent and the development does not exceed the maximum of 4,500 square metres gross floor space for non-residential uses, as detailed below.

The Site

The current application relates to the lands north of Ballinteer Road / Dom Marmion Bridge, west of Main Street and east of the Dundrum By-pass and are referred to as the “Dundrum Village SHD” for short in this application.

The site (c. 3.5HA) comprises the Old Dundrum Shopping Centre, a 1970’s 3-storey ‘L’ shaped building and car park, and a number of adjoining lands including properties on west of Main Street between Old Shopping Centre and the Parochial House (including Glenville Terrace).

The subject lands are zoned MTC - ‘Major Town Centre’ uses – *‘to protect, provide for and/or improve major town centre facilities’* under the current *Dun Laoghaire Rathdown County Development Plan*

2016- 2022. Residential use is “permitted in principle” in the MTC zone and the predominantly residential development proposed in this application is appropriate in the context of the overall MTC zoned lands at Dundrum.

Proposed Development / Planning Overview

Details of the proposed development are outlined in the **Planning Statement** (BMA Planning) and in the **Design Statement** Report by GRID Architects enclosed.

The proposed development comprises 881 apartments (88,442 sqm GFA) and 4,458.7sqm of non residential uses. The apartments are in 11 blocks and 4 zones which are arranged around a series of interconnected courtyards arranged on a new north-south internal street and with a new east-west route leadings from Main Street to Sweetmount Park via a new pedestrian and cyclist bridge. The buildings range in height from 3-5 storeys on Main Street to 9-16 storeys to the Dundrum Bypass. The parking and servicing for the development will be accessed from Dundrum Bypass and the closure of the Main Street entrance is provided for in accordance with the Council’s objective to remove vehicular traffic from Main Street.

The old Dundrum Shopping Centre site in the heart of Dundrum village is one of the most strategic development sites in Dun Laoghaire Rathdown.

The subject site was to be a “Phase 2” of the Dundrum Town Centre development and planning permissions were granted on the site between 2003 and 2009 for a large commercial building over 4 basements levels and over 1900 parking spaces. The retail environment means that there is no longer demand for retail floorspace at the scale previously approved on the site and this presents the opportunity to deliver a new residential community in the heart of Dundrum. In terms of land use activity, scale/ massing and visual appearance, it is considered that the proposed “Village Centre” SHD development is a better solution for Dundrum and will introduce a significant residential component that is current lacking in Dundrum Major Town Centre.

Project Ireland 2040: National Planning Framework (NPF) seeks to deliver on compact urban growth. Of relevance, objectives 27, 33, and 35 of the NPF seek to prioritise the provision of new homes at locations that can support sustainable development and seeks to increase densities in settlements, through a range of measures. The proposed development will deliver 881 new homes and complies with these objectives by delivering high density housing and rejuvenating the streetscape and character of Main Street with a range of complementary shops and a creche.

The subject site is within Dundrum “Major Town Centre”. In addition to being located close to good quality public transport (Luas and bus routes), the site is also located within walking distance to major employment bases and community and retail facilities including Dundrum Town Centre, Sandyford Business Park and numerous schools and other community and recreational facilities. It is ideally placed for high density residential from a land use planning perspective.

Housing policy more generally recognises the diversity of house types and tenures required in a

contemporary urban setting with greater scope for units of different size/ formation, including a greater proportion of one/ two bedroom units reflecting the current trends in household formation, but particularly on central accessible sites such as Dundrum Major Town Centre (MTC).

The proposed development layout responds to the site's qualities, challenges and opportunities, including:

- A residential-led scheme (as opposed to the previously approved retail scheme) provides for a greater balance in terms of land use where currently the entire MTC zone (c.8.5ha) has less than 50 residential units.
- Main Street will remain as the predominant focus for commercial activity of a neighbourhood scale and "village" character.
- The residential nature of the development facilitates greater permeability across the site and the Town Centre generally.
- The proposed development facilitates the Council's objectives for Main Street by removing all vehicular access from Main Street and creating access and servicing routes directly from the Bypass
- The building height and massing strategy respects the setting of the site by proposing to establish a new building line on Main Street with predominantly 5 storey buildings and stepping upwards towards the by-pass with 8-12 storey blocks and the 16 storey landmark building at the junction of Main Street and Dundrum-by-pass which will be a visual and wayfinding landmark within the new townscape. The topography in Dundrum which falls from south to north to the low point at the junction of Main Street and the Bypass is a suitable location for a taller landmark building.
- The historic character of Main Street and Dundrum Village generally have been addressed in the scheme through the scale and massing and the range of materials which respect the scale and character of Main Street.
- The proposed development involves replacement of all buildings on the site, with the exception of 1-3 Glenville Terrace, and this will facilitate the creation of a new coherent streetscape on the western side of Main Street. Glenville Terrace will be refurbished and integrated into the new development and the Main Street elevation
- The physical barrier presented by the Bypass will be reduced by the construction of the new shared pedestrian and cycle bridge over the bypass and Sweetmount Park which is physically segregated from the Town Centre will become more accessible to the existing and future populations. This bridge will also work in the other direction making Main Street more accessible for the existing residential communities to the west.

- The proposed development responds to the context presented by the Holy Cross Church and Parochial House and the location of Church Square provides an opportunity for public realm improvements in this area.
- The link to the Dundrum Town Centre (DTC) Phase 1 site across the Ballinteer Road will be improved by an at-grade crossing which will help to integrate the two halves of the new Dundrum.
- The density of the proposed development with reference to gross and net site areas is c. 249 units and 294 units per hectare respectively and the overall plot ratio is c. 1:2.5 (or 1:2.9 net site area). These metrics are considered appropriate for this Major Town Centre brownfield regeneration site.
- All apartments comply with the quantitative standards in the Apartment Guidelines 2020. Dual aspect ratio in excess of 60% is proposed.
- The scheme will deliver a high quality of residential amenity in terms of communal amenity space which includes garden spaces at grade, landscape courtyards and roof terraces.
- As part of the public realm and landscaping proposals footpath widening and improvements are proposed on Main Street and the edge to the Dundrum by-pass is landscaped to soften that edge.
- The proposed development provides compensatory flood storage solutions and flood mitigation to address the assessment and findings of the various studies undertaken by DLRCC in relation to the Dundrum Slang on foot of the Flood Risk Management Guidelines.
- Parking provision is minimised in favour of sustainable travel modes with a strong focus on walking and cycling which reflects the site's proximity to a range of public transport options and the pedestrian and cycle facilities incorporated into the development proposals.

A grant of permission is sought on this basis.

Summary Response to ABP Opinion

The Board's Notice of Pre-Application Consultation Opinion was issued on 17th January 2022. The responses to the Opinion are contained within the enclosed **Response to An Bord Pleanála Stage 2 Opinion** (BMA Planning) and describe the additional information that accompanies the planning application and the design amendments that have been incorporated into the proposed scheme to address the Board's comments.

The site is within the administrative area of Dun Laoghaire Rathdown County Council. Section 247 pre-planning consultation took place with the Planning Authority. Refer to Planning Statement for details (PAC/SHD/146/21).

Planning Statement and Statement of Consistency And *Material Contravention Statement*

This **Planning Statement** [BMA Planning] provides the background information on the site and the proposed development and includes the required information to support this request for a pre-application consultation with An Bord Pleanála.

A **Statement of Consistency And *Material Contravention Statement*** [BMA Planning] has been prepared and is enclosed with the current application. The *Statement of Consistency* examines the proposed development against the relevant objectives of the *Dun Laoghaire Rathdown County Development Plan 2016 – 2022* (the “Development Plan”), and the relevant Section 28 Ministerial Guidelines. These Reports also consider the *Dun Laoghaire Rathdown Draft County Development Plan 2022 – 2028* (the “Draft Development Plan”).

The proposed development is a Material Contravention of the Development Plan and the *Material Contravention Statement* sets out the basis on which the Board may grant permission for the proposed development in accordance with Section 37(2)(b) of the *Planning and Development Act 2000 (as amended)*.

Part V

The applicant proposes to allocate 10% of the proposed units on site for social housing in compliance with Part V, Section 96 (3)(b)(i) of the Planning and Development Act 2000 (as amended). The specific units to be allocated and the costings are detailed in the **Part V Proposal** [BMA Planning] enclosed.

EIAR / AA

As the development exceeds 500 units an **Environmental Impact Assessment Report (EIAR)** is enclosed. An **Appropriate Assessment Screening & Natura Impact Statement** [Altemar] is also submitted.

Irish Water Confirmation of Feasibility and Design Acceptance

The Irish Water Confirmation of Feasibility and Design Acceptance is appended to the **Engineering Services Report** [TJ O’Connor & Associates]

DMURS

The Statement of Consistency with DMURS is appended to the Transport Assessment [Systra] as Appendix G.

Schedule of Planning Application Documentation

A list of the documents (in duplicate in print form and in triplicate in electronic form) enclosed with this application is provided as part of this cover letter.

Copies / Distribution of Application

In accordance with the requirements of the Planning and Development (Strategic Housing Development) Regulations, this application will be distributed as follows: -

- An Bord Pleanála: 2no. printed copies and 3no. digital copies.
- Dun Laoghaire Rathdown County Council: 6no. printed copies and 1no. digital copy.

In addition, and as required by the Board's Pre-Application Consultation Opinion, a copy of the application has also been sent to the following:-

1. Transport Infrastructure Ireland (TII)
2. National Transport Authority (NTA)
3. Irish Water
4. Department of Culture Heritage and the Gaeltacht
5. An Taisce
6. Heritage Council
7. Fáilte Ireland
8. An Chomhairle Ealaíonn
9. Irish Aviation Authority
10. Dun Laoghaire Rathdown County Childcare Committee.

Copies of the letters to the statutory bodies are enclosed with the current application.

Fee

The statutory fee has been paid directly to An Bord Pleanála - €80,000 (maximum) and evidence of payment is included below.

Website

A copy of the application is available for inspection on the Internet at the following web address www.dundrumvillageshd.ie

Conclusion

We trust the enclosed is in order and look forward to your decision in due course.

Yours sincerely,



Ray Ryan
BMA Planning

DUNDRUM VILLAGE STRATEGIC HOUSING DEVELOPMENT (SHD) PLANNING APPLICATION DOCUMENTATION

Title	By	Box
PLANNING PARTICULARS AND REPORTS		
1. DVSHD - Cover Letter (+Fee)	BMA	1
2. DVSHD - Application Form	BMA	1
3. DVSHD - Letters of Consent	BMA	1
4. DVSHD - Site Notice	BMA	1
5. DVSHD - Newspaper Notice	BMA	1
6. DVSHD - Part V Proposal	BMA	1
7. DVSHD - Part V Allocation	GRID	1
8. DVSHD - EIA Portal Confirmation Notice	BMA	1
9. DVSHD - Letter to Local Authority	BMA	1
10. DVSHD - Letter to Prescribed Bodies	BMA	1
11. DVSHD - Planning Statement / Response to ABP Opinion	BMA	1
12. DVSHD - Statement of Consistency and Material Contravention Statement	BMA	1
ARCHITECTS		
DVSHD - Schedule of Accommodation	GRID	1
DVSHD - Site Location Plan (1:1000)	GRID	1
DVSHD - Site Layout Plan (1:500)	GRID	1
DVSHD - Drawing Schedule + Architectural Drawings	GRID	1
DVSHD - Design Statement	GRID	1
DVSHD - Housing Quality Assessment	GRID	1
DVSHD - Site Location Plan- Digital.Dwg	GRID	1
LANDSCAPE ARCHITECTS		
DVSHD - Drawing Schedule + Landscape Architecture Drawings	NMP	1
DVSHD - Landscape Design Statement	NMP	1
DVSHD – Drawing Schedule + Arboricultural Drawings	CMK	1
DVSHD - Arboricultural Assessment + Impact Report	CMK	1
ENGINEERS		
DVSHD - Drawing Schedule + Civil Drawings	TJOC	2
DVSHD - Drawing Schedule + Transport Drawings	TJOC	2
DVSHD - Engineering Services Report (incl. IW Confirmation of Feasibility and Design Acceptance)	TJOC	2
DVSHD - Site Specific Flood Risk Assessment	TJOC	2
DVSHD - Outline Construction Management Plan	TJOC	2
DVSHD - Transport Assessment (incl. Statement of Consistency with DMURS)	SYS	2
DVSHD – Mobility Management Plan	SYS	2
OTHER		
DVSHD - Environmental Impact Assessment Report (EIAR) – Vol 1	BMA	2
DVSHD - Environmental Impact Assessment Report (EIAR) – Vol 2	BMA	2
DVSHD - Drawing Schedule + Public Lighting Drawings	BDP	2
DVSHD - Public Lighting Design Report	BDP	2

DVSHD - Energy & Sustainability Statement	BDP	2
DVSHD - Daylight and Shadow Impact Assessment	BDP	2
DVSHD - Site Specific Construction and Demolition Waste Management Plan	BE	2
DVSHD - Operational Waste Management Plan	BE	2
DVSHD - Microclimatic Wind Analysis and Pedestrian Comfort Report	IN2	2
DVSHD - Appropriate Assessment Screening & Natura Impact Statement	ALT	2
DVSHD - Property Management Strategy Report	ARA	2
DVSHD - Building Lifecycle Report	ARA	2
DVSHD – Telecommunications Report	ISM	2
Website – www.dundrumvillageshd.ie	-	



REMITTANCE ADVICE

An Bord Pleanala
64 Marlborough Street
D01 V902 Rotunda
Ireland

Supplier Number	13989
Date	25-Mar-2022
Remittance Ref	222032411-1

The following bank payment will be transferred into your bank account as specified below within 5 working days after 25 March 2022 by DRLP

Document Date	Your Reference	Our Reference	Amount EUR
03-Mar-2022	NI.07.22	4012742	80,000.00
		Total	80,000.00

PAYMENT ACCOUNT DETAILS

ACCOUNT NUMBER	IE70AIBK93105500316067
SORT CODE	Unknown
ACCOUNT NAME	An Bord Pleanala

If you have any queries, please contact the Accounts Payable team at:

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