

Planning and Development (Housing) and Residential Tenancies Act 2016
Planning and Development (Strategic Housing Development) Regulations 2017
Notice of Strategic Housing Development Application to An Bord Pleanála

Dundrum Retail GP DAC (acting for and on behalf of Dundrum Retail Limited Partnership) intend to apply to An Bord Pleanála for permission for a Strategic Housing Development at this site (3.5335ha) incorporating the old Dundrum Shopping Centre known as Dundrum Village Centre (D14K3T7) and adjacent properties to the west of Main Street, Dundrum, Dublin 14 (including Former Mulvey's Hardware (D14A250), 8 Main Street (D14W2W1), 15A Main Street (D14YP78), 15 Main Street (D14T3K2), 13 Main Street (D14P2X8), 13A Main Street (D14A0Y0), 4 Glenville Terrace (D14E261), 3 Glenville Terrace (D14N6P0), 2 Glenville Terrace (D14E6N3), 1 Glenville Terrace (D14KF67), and former Post Office/ Joe Daly Cycles (D14V8K8)). The site excludes 16/17 Main Street (D14H0C9) and 11 Main Street (D14Y2N6). Permission is sought for a period of 8 years to coincide with the construction programme. The application site is bounded by Dundrum Main Street to the east and north (including its extension connecting to Dundrum By-pass), Dundrum By-pass to the west, Ballinteer Road/ Dom Marmion Bridge to the south and bounded by Holy Cross Church (Protected Structure RPS No. 1129) and Parochial House (Proposed Protected Structures RPS No. 2095) to the southeast. The site extends to include public roads, footpaths on Main Street and Dundrum by-pass and lands within Sweetmount Park public open space to accommodate a new pedestrian/ cycle bridge over Dundrum Bypass. The development will consist of a total gross floor area (gfa) of 88,442.0sqm comprising 881 apartments and ancillary accommodation totalling 83,983.3sqm GFA and 4,458.7sqm of non-residential uses. The proposed development is laid out in 11 blocks across 4 zones as follows:

Zone 1 (29,965.2sqm gfa): This zone comprises Blocks 1A, 1B and 1C ranging from 5 storey to Main Street (Block 1C) to 10-16 storeys on Dundrum By-pass and establishing a landmark 16 storey building at the northernmost point of the site. This zone will comprise 292no. apartments with a total residential gross floor area of 27,565.3sqm (comprising 1no. studio, 115no. 1 bed, 19no. 2 bed 3 person, 134no. 2 bed 4 person and 23no. 3 bed units) with ancillary accommodation and associated private balconies. The blocks are arranged around a landscaped courtyard communal amenity space above podium level and there are 4no. communal roof garden terraces on Blocks 1A, 1B and 1C. Non-residential uses in Zone 1 (2399.9sqm) comprises 1no. retail unit (330.3sqm), a retail foodstore (2,028.1sqm), and other ancillary accommodation (41.5sqm). The area below podium includes 52no. car parking spaces, 2no. motorcycle spaces and 525no. bicycle spaces.

Zone 2 (23,127.8sqm gfa): This zone comprises Blocks 2A, 2B and 2C ranging from 5 storeys on Main Street (Block 2C) to 9-12 storeys to the rear on Dundrum By-pass. This zone will comprise 239no. apartments with a total residential gross floor area of 22,624.0sqm (comprising 87no. 1 bed, 40no. 2 bed 3 person, 85no. 2 bed 4 person and 27no. 3 bed units) with ancillary accommodation and associated private balconies. The blocks are arranged around a landscaped courtyard communal amenity space traversed by a public street and there are 3no. communal roof garden terraces on Blocks 2A and 2B. Non-residential uses in Zone 2 (503.8sqm) comprises 4no. retail units (482.8sqm) on Main Street and other ancillary accommodation (21sqm). The area below podium includes 144no. car parking spaces, 7no. motorcycle spaces and 425no. bicycle spaces.

Zone 3 (22,152.8sqm gfa): This zone comprises Blocks 3A, 3B and 2C ranging from 5 storeys on Main Street (Block 3C) to 9-11 storeys to the rear on Dundrum By-pass. This zone will comprise 222no. apartments with a total residential gross floor area of 21,745.1sqm (comprising 75no. 1 bed, 25no. 2 bed 3 person, 103no. 2 bed 4 person and 19no. 3 bed units) with ancillary accommodation and associated private balconies. No.'s 1-3 Glenville Terrace (585.2sqm) are to be retained, refurbished and amalgamated and will be used for resident services and amenities / resident support facilities for the overall development and the rear returns will be replaced like for like). The blocks are arranged around a landscaped courtyard communal amenity space traversed by a public street and there are 3no. communal roof garden terraces on Blocks 3A and 3B. Non-residential uses in Zone 3 (407.8sqm) comprises 2no. retail units (218.4sqm) and a café/ restaurant (167.2sqm) fronting Main Street and other ancillary accommodation (22.2sqm). The area below podium includes 112no. car parking spaces, 5no. motorcycle spaces and 389no. bicycle spaces.

Zone 4 (13,196.2sqm gfa): This zone comprises Blocks 4B ranging from 3 to 5 storeys on Main Street (with 6 storeys to internal street) and Block 4A ranging from 8 to 10 storeys to the rear on Dundrum By-pass. This zone will comprise 128no. apartments with a total residential gross floor area of 12,049.0sqm (comprising 58no. 1 bed, 57no. 2 bed 4 person and 13no. 3 bed units) with ancillary accommodation and associated private balconies. The blocks are arranged around a landscaped courtyard communal amenity space traversed by a public street and there is a communal roof garden space on Block 4A. Non-residential uses in Zone 4 (1147.2sqm) comprises 3no. retail/ commercial units (365.1sqm), 3no. café / restaurant units (236.3sqm) and a creche (523.1sqm) with associated enclosed outdoor play area addressing Main Street and Church Square and other ancillary accommodation (22.7sqm). The area below podium includes 65no. car parking spaces, 3no. motorcycle spaces and 247no. bicycle spaces. A revised entrance arrangement to existing basement of No.16/17 Main Street is provided as part of Block 4B.


The development includes a new public street running on a north-south axis through the site and a series of new public spaces located between the 4 zones and which facilitate new street connections to Main Street. In addition, a new public open space known as "Church Square" (c. 0.2ha) is proposed to the rear of Holy Cross Church and will integrate with the lower ground floor Parish Pastoral Centre. Church Square will be connected via a new stairs and lift to Ballinteer Road and via stairs to the Dundrum Bypass. A new east-west pedestrian/cycle linkage is proposed linking Main Street to Sweetmount Park located on the western side of Dundrum Bypass via a new pedestrian/ cycle bridge. The proposed development involves closure of existing vehicular access to the old shopping centre on Main Street and entrance to carpark at rear of former Mulvey's hardware immediately north of the Parochial House. 3no. vehicular access / egress points will be provided on Dundrum Bypass which serve an internal access road, service/ loading areas and basement parking areas. A total of 373no. car parking spaces, 17no. motorcycle parking spaces and 1,750 bicycle parking spaces are proposed. The lower ground floor car parking area has a vehicular link under Ballinteer Road / Dom Marmion Bridge to connection to Dundrum Town Centre basement car parking area. New / upgraded pedestrian crossings are proposed on Main Street, at the entrance to Dundrum Luas station adjacent to Usher House and on Ballinteer Road connecting to Pembroke District.

Permission is also sought for demolition of all existing buildings on site (excluding No.'s 1-3 Glenville Terrace), upgrading of footpaths, pedestrian crossings, foul and surface water drainage infrastructure, compensatory flood storage and flood mitigation measures, signage and all associated site and development works.

The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant development plan or local area plan. The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land. An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) have been prepared in respect of the proposed development. The application together with An Environmental Impact Assessment Report and Natura Impact Statement may be inspected, or purchased, at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dun Laoghaire Rathdown County Council. The application may also be inspected online at the following website set up by the applicant: www.dundrumvillageshd.ie. Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at www.pleanala.ie relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate. Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100). A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie

Signed:  (Agent) Agent's Address: Ray Ryan, BMA Planning, Taney Hall, Eglinton Terrace, Dundrum, Dublin 14. D14C7F7
Date of erection of site notice: 04/04/2022