

Dundrum Local Area Plan

Issues Paper

November 2018

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Introduction

Dún Laoghaire-Rathdown County Council intends to prepare a Local Area Plan for Dundrum. A Local Area Plan (LAP) is a statutory document prepared by the Planning Authority in accordance with the requirements of the Planning and Development Act 2000 (as amended)

The LAP will set out a land use strategy for the proper planning and sustainable development of the area. It will consist of a written statement and maps indicating objectives for purposes such as the zoning of land; the phasing of development; economic and community development; residential development; heritage and culture; open space and recreation; transportation and infrastructure; urban design; and environmental protection.

The LAP preparation process will involve public consultation at three stages: Pre-Draft stage, Draft Plan stage and Proposed Amendments stage. As part of the first stage, the Planning Authority is now engaging in Pre-Draft consultation with the general public and a wide range of organisations and interest groups. Suggestions or observations are invited from anyone with an interest in the future development of Dundrum and its environs.

This 'Issues Paper' is intended to give a broad overview of the main development issues facing Dundrum and to stimulate public debate on what broad planning and development matters should be considered in the new LAP. The Issues Paper attempt to highlight the most significant issues that may be of interest but the list is by

no means exhaustive and other issues may be raised by the general public and other interested parties.

If you are interested in planning and development issues in the Dundrum area and wish to contribute to the shaping of its future, please make a submission to the Planning Authority at this Pre-Draft stage before 5pm, Friday 14th December, 2018.

Two Information Sessions for members of the public will be held on the following dates:

Tuesday 27th November 2018 Council Offices, Dundrum Office Park, Dundrum 3.00pm – 8.00pm

Tuesday 11th December 2018 Council Offices, Dundrum Office Park, Dundrum 3.00pm – 8.00pm



Your submissions may be made in the following ways:

By post to

**Senior Executive Officer,
Planning and Department,
Dun Laoghaire Rathdown County Council,
County Hall, Marine Road, Dun Laoghaire, Co Dublin.
A96 K6C9**

OR

Online:

On the Council's website under 'dlr consultations'.

Only submissions that are signed, addressed and received before 5pm, Friday 14th December, 2018 can be accepted.

Next Steps

Following the Pre-Draft consultation process, a report on submissions received will be prepared and presented to the Elected Members. Following this, the Draft Local Area Plan will be prepared and published in Q2 2019. A further period of public consultation will take place and it is anticipated that the Dundrum Local Area Plan will be adopted some time in late 2019.

Background

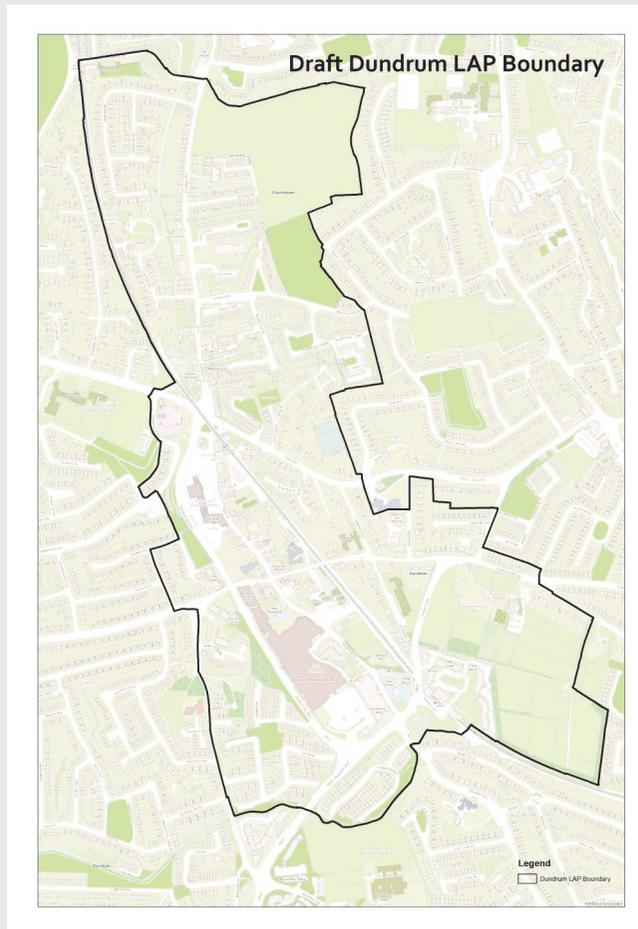
An Urban Framework Plan was prepared for Dundrum in 2003, in anticipation of a significant level of change planned and predicted for Dundrum Town Centre. Given the subsequent rate of change over time and the vintage of the Urban Framework Plan, the Dun Laoghaire-Rathdown County Development Plan (CDP) 2016-2022 provided for the making of a new Local Area Plan during its lifetime.

Several major sites will, most likely, be coming forward for development in the near-to-medium future which will significantly change the context for Dundrum – including the soon-to-be-vacated Central Mental Hospital lands and the 'Dundrum Phase 2' development at the old shopping centre site. It is the opportunity for regeneration and renewal provided by major development sites such as these that is, in part, the catalyst for the new Local Area Plan, alongside other important local issues such as flood risk and public realm improvements.

The boundary for the proposed Dundrum Local Area Plan is shown on the map opposite and this boundary encompasses a larger area than the original 2003 Urban Framework Plan - in recognition of the fact that a new Local Area Plan needs to more comprehensively address the relationship of the Dundrum Town Centre (MTC) area with the surrounding residential, commercial and amenity areas. The Plan area will be bounded by the Central Mental Hospital lands to the north, the boundary of the Goatstown Local Area Plan and Airfield to the east, the greenspace which forms part of the Ardglas estate to the south and Ballinteer Road and the

Luas line to the west.

The LAP boundary can, however, be amended, on foot of suggestions via this Pre-Draft stage. A Local Area Plan is prepared under the provisions of the Planning and Development Act 2000, as amended, with the primary purpose of building upon the strategies and



objectives set out by the County Development Plan. It is an effective means of guiding development in a focused and localised area through enabling and encouraging involvement by the community, stakeholders, landowners, statutory agencies and other interested parties, in the Plan making process.

The legislation guiding the preparation of Local Area Plans requires that the LAP include objectives for “*the development of land on a phased basis and detail on community facilities and amenities and on standards for the design of developments and structures*”.

The Dundrum LAP will provide policies and objectives in this regard and will provide a particular focus on the major redevelopment sites, the issue of commensurate social and community facility provision and the importance of integrating new development into the existing historic fabric of the Town.

Have Your Say

- Should the Local Area Plan boundary be amended? If so, how?
- What are the key issues that a Local Area Plan for Dundrum should focus on?

Population & Demographics

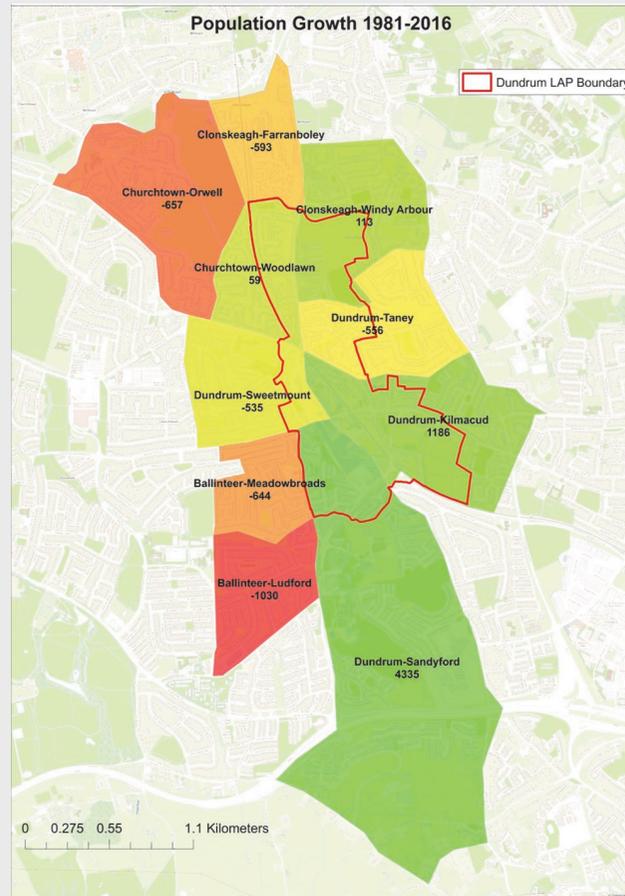
There are approximately **5,500** persons living within the Dundrum LAP area, according to Census 2016. If the wider hinterland were to be factored in, to include the surrounding 'Electoral Divisions' (indicated on the map opposite), the figure rises to approximately **27,000**.

Overall, within this wider area, the population has increased only marginally (by **6%**) in the last 35 years which contrasts markedly with a period when the population of Dublin grew by **34%** and the population of the State grew by **38%**.

The demographic profile within the core LAP area itself would, however, tend toward a younger population, for example, almost a quarter of the families in the area are at 'pre-family' stage compared to a State average of **10%**. Within the defined LAP boundary, there is a higher proportion of apartment dwellers and renters, often associated with a younger age cohort.

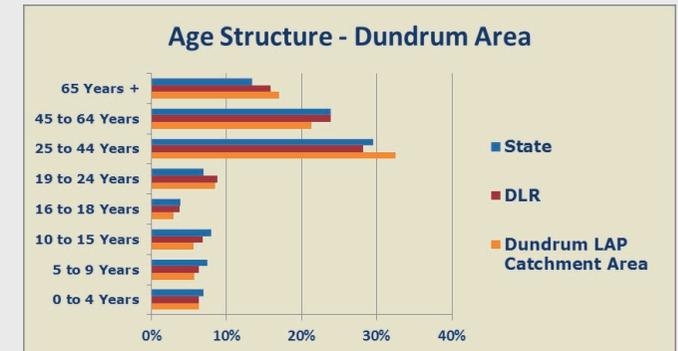
Some of the Electoral Divisions in the hinterland of Dundrum (coloured red/amber on the map opposite) have lost significant population over this period, for example 'Ballinteer-Ludford' which declined by over 1000 persons, or by a third of what its population was in 1981.

A review of Census 2016 data for the wider catchment area (the Electoral divisions shown on the map opposite) also shows that some of the Electoral Divisions in the hinterland have rates of up to 30% of the population in the 65 years or older cohort, compared to the national figure of 13.4%. Conversely, many of these EDs also



have significantly lower rates of population in the childhood cohorts of 0-9 years old. Interestingly, the hinterland of Dundrum has the same proportion of one-person households (22%) as the State and County rate, despite having a significantly older population.

Overall, many of the Census indicators suggests a



significantly different demographic profile between some of the areas closer to the 'core' of Dundrum and the wider suburban hinterland.

Have Your Say

- Population decline affects localised areas of Dundrum. What, if anything, could or should be done to arrest this localised trend?
- What influence on LAP policy should the demographic profile of Dundrum have?
- How can planning policy respond to the 'suburban lifecycle' effect?

Housing

Within the LAP boundary itself there is a relatively diverse housing stock. There are just over 2,000 dwellings, 63% of which are houses and 37% apartments. This represents a higher proportion of apartments than the average for DLR (22%) and a significantly higher proportion than the State average (12%).

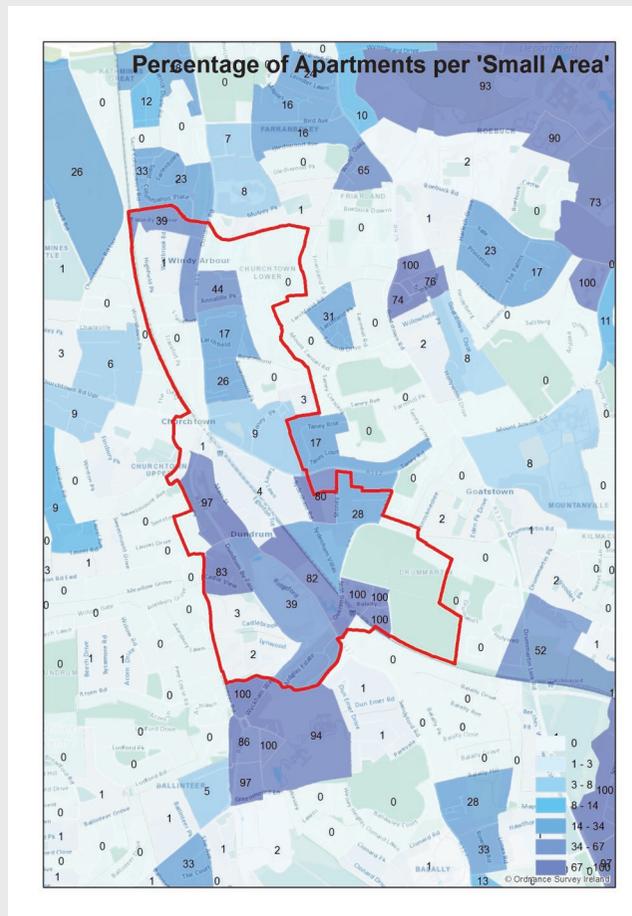
The housing stock has a larger proportion of newer dwellings than the County average, 26% of the stock having been built since 2001, compared to 19% for DLR. Thirteen percent of the stock does, however, predate 1945, slightly higher than the County average.

In relation to tenure, there is a significantly higher proportion of rented properties in Dundrum—34% of properties in the LAP boundary are rented from a private landlord, compared to 20% in DLR and a State average of 18%. There is a slightly lower proportion of housing rented from the Local Authority/voluntary sector (5%) compared to 7% across DLR and 9% in the State.

The demographic profile of the area would suggest that in some parts of Dundrum and its hinterland, the 'suburban lifecycle' of housing is a factor. New housing estates in Dundrum were settled by young households in the 1960's and 1970's. As the families grew and matured, household size increased. As households age further and children begin to leave home, the average household size decreases, resulting in more empty nester (two person) households, often still living in large family dwellings. The overall result is a sustained decline

in population for some time in the cycle.

While this 'suburban lifecycle' is a common feature of many Dublin suburbs developed in this era, there can be negative consequences to this sustained trend of population decline, with difficulties in maintaining a sufficient local population base to sustain local services such as schools and public transport services.



While the rate of housing delivery in the area declined dramatically during the downturn, the likely development of two large sites for housing (Dundrum Phase II and the Central Mental Hospital) could see a marked reversal of this trend and a very sizeable increase in the housing stock of the Plan area.

The Local Area Plan must address housing policy, whilst being cognisant of constraints that now exist on Plans to shape policy on matters such as residential density/apartment floor areas and building height which are determined by Ministerial Guidelines to a significantly greater degree than heretofore.

Have Your Say

- What should be the key housing policies for Dundrum?
- What policies/incentives, if any, could be used to encourage 'down-sizing'?
- Many housing standards/policies are now set at Central Government level—what housing policy focus should the LAP take in light of this?

Enterprise and Employment

Dundrum has a varied economy and there are approximately 5000 people working in the Town. The map opposite shows data from Census 2016 ('WorkPlace Zones') and displays the number of people working in each zone. The largest concentration is around the Shopping Centre, which indicates approximately half of all workers in the Town (c.2,500) are employed in the Centre. There are a further 1200 people employed at the Dundrum Business Park, just outside the LAP boundary.

The age profile of workers in Dundrum is significantly younger than either the County or State average, with almost a quarter of all workers aged 25-35, compared to just 13% nationally.

In terms of sector of employment, 46% of workers in Dundrum are categorised as 'Retail Trade' (compared to 18% in DLR working in this sector) with the next largest sector being 'Information/Communication/Financial' at 27% , compared to a State proportion of 18% working in this sector.

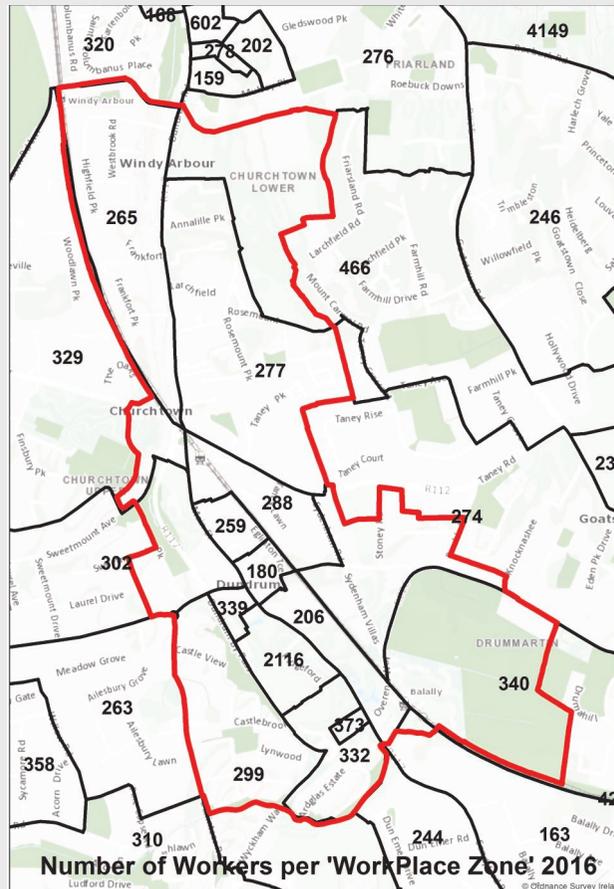
The employment profile of *residents* of Dundrum shows a high proportion at the higher tier socio-economic groups, with 44% of residents employed as 'Employers and Managers' or 'Higher Professionals', compared with only 22% average across the State.

There is c.20,000sq.m of commercial office floorspace in Dundrum, according to Valuation Office data. Apart from a few large floor plate offices (such as RSA which comprises over 5,000 sqm) the majority of office units are much smaller—in the 100 to 300sq.m range.

The Dundrum LAP area is only a couple of kilometres from Sandyford, the largest employment zone in the County and approximately 300 residents of Dundrum work there, according to the Census. Other main locations for work for Dundrum residents include the City Centre (1000 people) Dundrum itself (360 people)

UCD (250 people) and West Dublin (120 people).

The core area of Dundrum has a 'Major Town Centre' zoning and, as such, is designated to accommodate a greater intensity of commercial and retail development than other areas. The Local Area Plan should play a role in identifying opportunities for additional commercial development whilst also recognising the importance of a quality public realm and amenities in providing an overall 'package' for commercial activity.



Have Your Say

- What policies should the LAP include on enterprise and employment?
- How can the Plan facilitate and encourage enterprise?
- Is there a requirement for additional commercial office floorspace in Dundrum?
- How can we make Dundrum a better place to work?

Movement

Dundrum is relatively well served by public transport, with the opening of the Luas Green Line transforming the connectivity of the Town with the City Centre and Sandyford/Cherrywood—and more recently with the north-west Inner City.

The area has a broadly positive modal share of commuters who use public transport/walking and cycling.

For residents of Dundrum, **10%** walk to work (higher than both the State and County average) **7%** cycle (more than twice the national rate) and **34%** use public transport (compared to County rate of 23% and State rate of just 9%). All told, more than **50%** of residents of Dundrum commute by sustainable modes.

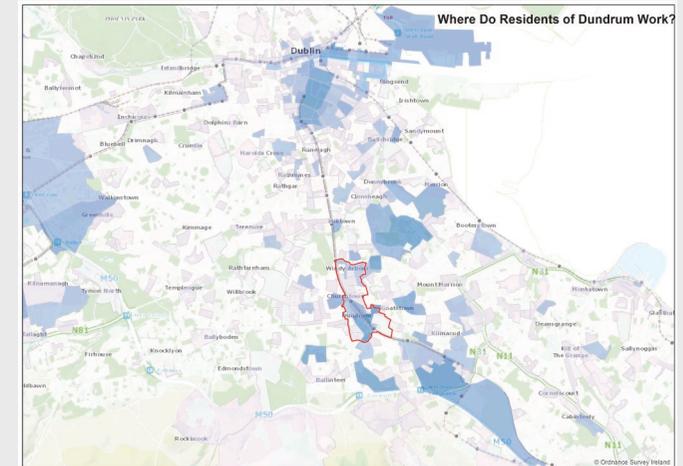
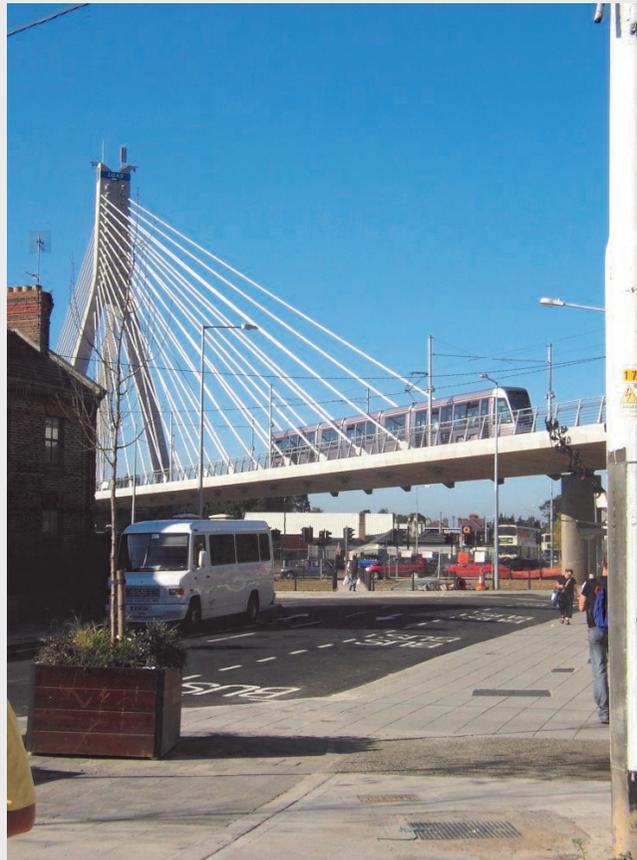
Those who commute to Dundrum to work have a similarly positive modal split—**13%** walk, **4%** cycle and **26%** use public transport. The rate of cycling to Dundrum is, however, lower than the County average of **6%**.

The LAP will be prepared in a time of some potentially significant changes to the bus network in Dublin—the ‘BusConnects’ Plan may involve some changes for Dundrum, specifically improvements to the orbital routes connecting Dundrum with Dun Laoghaire and Tallaght. The proposals, however, also envisage a greater level of bus activity on the Main Street of Dundrum, an area identified for improved public realm/ pedestrian facilities.

Likewise, draft plans for the upgrading of the Luas Green line to Metro standard were published earlier this

year by the NTA. This project ‘MetroLink’ would result in significantly improved capacity, journey times and would provide connectivity to the Airport and beyond.

The County Development Plan includes an objective to improve the pedestrian environment on the Main Street in Dundrum through traffic calming and the removal of on-street parking.



The provision of additional cycle facilities, including cycle parking is also proposed. The LAP should provide a finer grain of detail on these more strategic objectives.

Have Your Say

- What are the key transport issues in Dundrum and how should the LAP address them?
- How can the policies of the LAP improve the cycling environment in Dundrum?

Retail Development

The Retail Planning Strategy for the Greater Dublin Area designates Dundrum as a 'Level 2—Major Town Centre', second only to the City Centre in priority and sets as an Objective "To maintain the two Major Town Centres (Dún Laoghaire and Dundrum) as the primary retail centres in the County. This will be reflected in the nature and scale of retail and services permitted in these centres and by the integration of leisure, entertainment and cultural facilities at both locations." The 'Major Town Centre' zoning means that, in strategic planning terms, the Town is designated to accommodate a large scale of retailing and retail services .

Dundrum Town Centre opened in March 2005 and its retail offer includes many stores not previously seen in Dublin. The Centre provides approximately 120,000sq.m of retail floorspace comprising 120 shops, 40 restaurants, a 12-screen cinema as well as 3,400 car park spaces. The centre is a major shopping destination nationally and claims a footfall of over 18m people for 2016.

A second phase of development at the Centre, for 50,000 sq.m. of shopping and restaurants, a 96-room hotel, 40 residential units and a new public library was granted planning permission by Dun Laoghaire-Rathdown County Council, but never commenced and the permission has now expired.

The Dundrum Phase II lands, the old shopping centre and adjoining lands, remain an important opportunity



site on the Main Street.

The land uses and scale of development that may be appropriate for these lands will be an important consideration for the Local Area Plan.

Important aspects to consider will be the importance of ensuring a successful integration of any redevelopment into the Main Street, having regard to the character and scale of the Street and delivering an improved pedestrian environment and associated public realm.

Have Your Say

- Is there enough retailing in Dundrum?
- Are there deficiencies in the existing retail provision within the Town? If so, what are these deficiencies
- Should the Main Street provide for retailing more focussed on serving the local community?

Heritage

Dundrum has a rich history and heritage, with the original village developing around Dundrum Castle, the earliest incarnation of which dates to the 13th Century. The development of the Catholic Church in 1813 was an important milestone for the Town, but it was the development of the Dublin and South Eastern Railway in 1854 that heralded the rapid expansion of the Town. Many important buildings and streetscapes from this era have survived and collectively represent a rich heritage for Dundrum.

The Record of Protected Structures and the Architectural Conservation Areas/Candidate Architectural Conservation Areas designation are the principal mechanisms for protecting and conserving the built heritage assets within an area.

There are two Architectural Conservation Areas within the Plan boundary, one at Pembroke Cottages and one at Sydenham Road. There is also a 'Candidate Architectural Conservation Area' at the crossroads of Main Street/Kilmacud Road Upper/Balinteer Road.

There are a number of Protected Structures in the LAP area including Holy Cross Church, Dundrum Courthouse, the Mill House, Herbert Hill, Ardglas House, the Railway Station, Airfield House, Saint Nathi's Church and a number of Houses on Sydenham Road.

In relation to archaeology, there are three features listed on the Record of Monuments and Places—an 'Ecclesiastical enclosure' located at Churchtown Rd Upper, the ruins of Dundrum Castle and the Mill Pond/

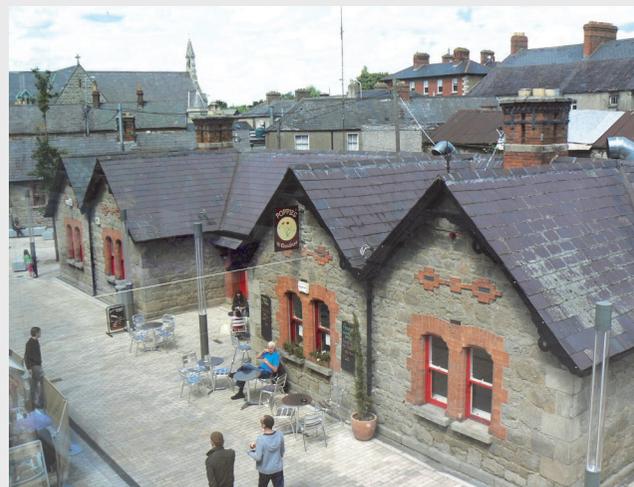
Mill Race.

The Airfield Estate, a 15 hectare urban farm lies within the LAP area and is a unique feature of Dundrum's heritage. Airfield House was originally acquired by the Overend Family in 1894 and is now operated through a charitable trust.

In relation to natural heritage, it is the National Parks and Wildlife Service that designates Special Protection Areas (SPAs) and Special Areas of Conservation (SACs) under the EU Birds and Habitats Directives respectively. There are, however, no designated sites within the Dundrum LAP area or the immediate suburban hinterland.

The Local Area Plan will guide policy as to how to protect and enhance the local heritage of Dundrum and will make recommendations on how best to integrate new development in the Town in a considered, sensitive

and sustainable manner, whilst being cognisant of the Major Town Centre zoning and function of the core area framed between the Bypass and the Luas Green Line.



Have Your Say

- Are there any structures of historical, architectural, artistic, social or cultural interest that you think should be added to the Record of Protected Structures?
- What policies should the Plan include to protect and enhance the heritage of Dundrum?

Urban Design & Placemaking

Urban design involves examining all the elements that contribute to a place – buildings, uses, streets, footpaths, open spaces – and ensuring that these elements blend harmoniously to create an attractive and distinctive end product.

An understanding and appreciation of context and character is at the core of good urban design. The design and layout of new development should be based on an informed and considered response to a site's setting and context. New development should represent an efficient use of land that enriches the local built environment and complements neighbouring development.

The key principles underpinning good urban design in Dundrum should focus on:

- Strengthening the urban fabric of the area
- Reinforcing local identity and sense of place
- Providing a coherent and permeable urban structure
- Promoting an efficient use of land
- Improving and enhancing the public realm
- Conserving and respecting local heritage
- Resolving conflict between pedestrians/cyclists and traffic.



The Urban Design Manual, which accompanies the Government's 'Guidelines for Sustainable Residential Development in Urban Areas' (May 2009), sets out a series of 12 design criteria for development sub-divided into three groups: (i) Neighbourhood (ii) Site (iii) Home. These groups reflect the spatial scales that should help inform and guide the design of any new residential and mixed-use development.

Public realm is defined as all external spaces that are publicly accessible, including streets, parking areas, footpaths, squares and parks. A high quality public realm enhances the character of any locale and encourages people to utilise and enjoy public spaces, thereby contributing to the overall vitality and animation of an area.

Measures to improve the public realm can include harmonising signage and reducing overall visual clutter

by adopting a consistent approach in terms of street furniture, lighting and paving for example. The character of a town can be undermined by too much street clutter. Urban areas, particularly nodes of activity, come under pressure to accommodate a range of street furniture including bicycle stands, bus shelters, public seating, signage, traffic signal boxes, landscape features etc.

The County Development Plan and the Urban Framework Plan for Dundrum have both highlighted the importance of placemaking and have included objectives such as the reinstatement and strengthening of the urban fabric along the Main Street and the provision of a more robust streetscape by sensitive infilling of gaps in the urban fabric, reducing setbacks where appropriate and encouraging new buildings close to the public footpath.

Have Your Say

- What are the key issues relating to the built environment?
- What urban design standards should apply in Dundrum?
- What are the unique features of Dundrum's urban environment that should inform future policy?

Open Space & Recreation

Parks and open spaces are central to the delivery of sustainable and healthy communities. There is increasing evidence to show how local networks of high quality, well-managed, safe and welcoming parks and open spaces help to enhance the urban environment. Attractive spaces play a vital role in supporting community cohesion, and influencing where people choose to live, work and play.

Dun Laoghaire Rathdown County Council's Parks Department carried out an audit of Open Space in the County, examining both quantitative and qualitative standards, as part of the 'Open Space Strategy' (2011). The audit examined all open space categories, from major flagship public parks to civic spaces, playing pitches and private sports grounds, at 'Electoral Area' level.

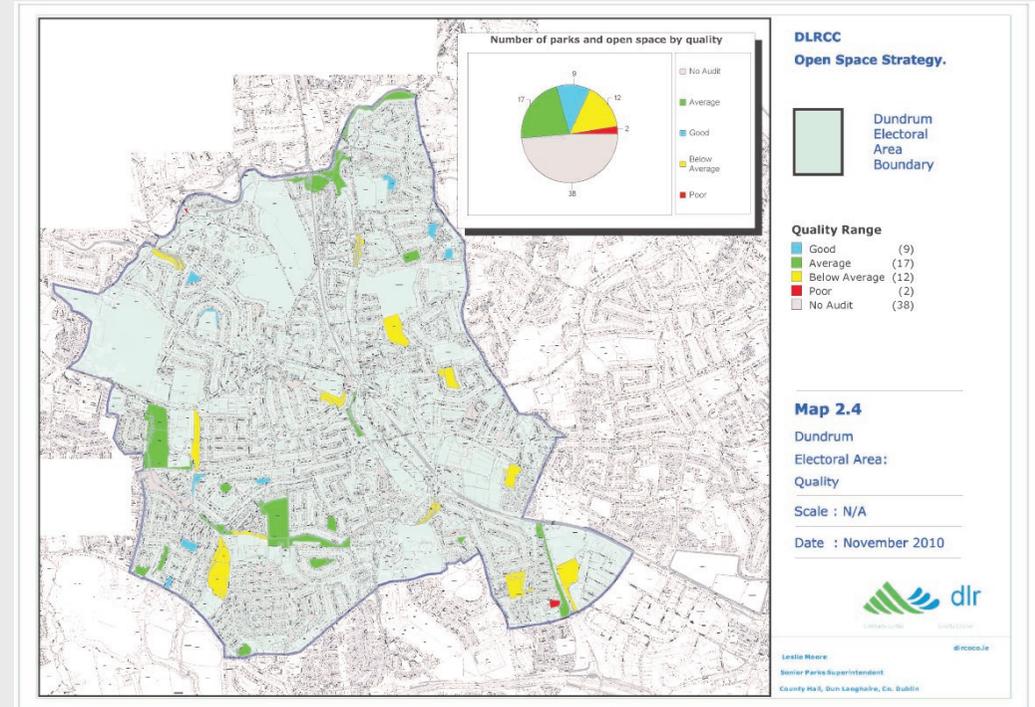
The Dundrum LAP is located within the wider Dundrum Electoral Area. The Dundrum area had the lowest provision of Flagship/Major/Local Parks of any Electoral Area. The area had, however, the largest provision of 'Amenity Open Space' of any Electoral Area—these are predominantly informal spaces mainly located in residential areas, indicating that there is a good standard of more informal open space provision as part of the many suburban residential schemes in the wider Electoral area.

A number of issues were also identified in the Strategy in relation to the relatively low provision of both outdoor sports facilities in the area—i.e. playing pitches, tennis

courts, golf courses etc.—and also play facilities for children. The Dundrum Electoral Area had the lowest rate of provision for both playing pitches and play facilities, compared to the other Electoral Areas in the County.

It follows that Local Area Plans that are focussed on the existing built up area of the County always face a challenge in identifying potential lands for the provision of new major open space/playing pitches/play facilities, which tend to be land-intensive.

Accessibility to parks and open space outside of the Electoral Area—for instance Marlay Park or Fernhill—, whether by public or private transport also plays a role. The development standards in the County Development Plan in relation to 'Class 1' and Class 2' open space that must be delivered with new development mean that the Planning Authority will require public and/or communal open space to be provided within both new residential and large scale commercial developments.



Have Your Say

- How would you rate the quantity and quality of open space provision in Dundrum area?
- Where in the Plan could the new open space and recreation facilities be provided?

Social & Community Facilities

Local community facilities which cater for social and community needs are an essential component in designing for sustainable communities. Social and community infrastructure incorporates a wide range of uses and services including community centres, schools, childcare facilities, health centres, libraries, community playgrounds and other facilities which provide a communal resource through which the residents of a neighbourhood can gain information, education, medical or welfare assistance and basic social contact.

Other services such as post offices, banks and local shops are also considered important local facilities and amenities that contribute to the effective functioning of communities.

In response to a perception that the Dundrum area may be underserved with social/community infrastructure—and as part of the recent call for bids under the 'Urban Regeneration Development Fund' - a €2bn fund set up to drive implementation of the NPF - DLR has recently sought funding for a '*Dundrum Community, Cultural and Civic Action Plan*' in order to assess the current provision of cultural, civic and community facilities in Dundrum and environs and make recommendations on future requirements, based on best practice.

In particular, it is intended that the Action Plan will make recommendations in relation to key sites in Dundrum which may be undergoing redevelopment in the near future and may have the potential to provide additional and/or complementary community

infrastructure (cultural, community and civic). Sites include 'Dundrum Phase II', the Central Mental Hospital lands and certain Council owned sites.

The LAP will also include information on existing schools in the area and the Planning Authority will liaise with the Department of Education and Skills in relation to requirements for additional school facilities, where required.

The Plan will also consider the future requirements in relation to the Library in Dundrum, which has been the subject of proposals for upgrading.



Have Your Say

- How well are existing community facilities and services in the Dundrum area working in terms of serving local communities?
- What types of additional community facilities are needed and where should they be located?
- How can further development of social and community infrastructure be supported by the Dundrum Local Area Plan?

Infrastructure & Environment

Infrastructure includes a wide variety of services and functions, essential for the delivery of sustainable development in the County. These include, Water Supply and Drainage, Waste Management, Pollution Management (Air, Noise, Light, Water, Litter, Major Hazards), Electricity Supply, Broadband/ Telecommunications Services and Roads.

The Local Area Plan will make an assessment as to the future requirements for infrastructure provision and upgrading in the Dundrum area, in conjunction with the external infrastructure providers, such as Irish Water and others.

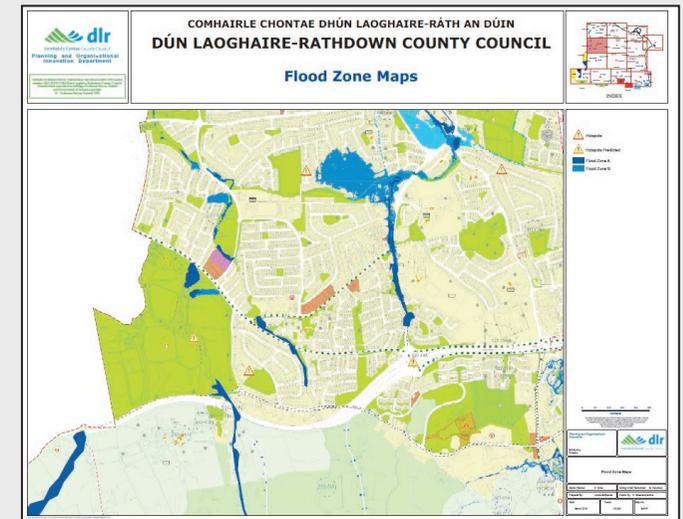
A number of key infrastructural issues may be a focus of attention in the LAP. Specifically, in relation to flood risk assessment, the experience of previous flood events in the area must inform future development policies. The Office of Public Works (OPW) in recent years has led the work on a Catchment-based Flood Risk Assessment and Management Study (CFRAM) for the Dodder Catchment and its tributaries including the Dundrum Slang, which flows through the centre of Dundrum and is heavily culverted in the urban area.

As a result of previous flood events in the area, a detailed 'Flood Risk Assessment' was carried out for the Dundrum Town Centre site, and included in the wider 'Strategic Flood Risk Assessment' of the County Development Plan 2016. The LAP will have regard to the recommendations of this assessment and any further refinements to the assessment work.

While the area has seen the delivery of significant additional roads infrastructure in the last 15-20 years, the County Development Plan does not include any Objectives for further road schemes in the Plan area—none of the Six Year or Long Term Roads Objectives listed in the CDP are located in the Dundrum LAP area. A focus of the LAP will most likely be on improvements to the pedestrian environment and public realm of the Town.

The LAP will also assess other infrastructural capacities such as broadband, electricity supply and telecommunications.

Environmental assessment of the Local Area Plan will be carried out under the following three processes: - Strategic Environmental Assessment (SEA) which originates from the EU Directive 2001/42/EC, which seeks to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans. - Appropriate Assessment (AA) which is a process which stems from Article 6(3) and 6(4) of the EU Habitats Directive 92/43/EEC, which seeks to ensure that the plan does not adversely impact on the integrity of a European site. - Strategic Flood Risk Assessment (SFRA) of the plan will also be prepared in keeping with the EU Floods Directive 2007/60/EC and with procedures set out in Irish government guidance, The Planning System and Flood Risk Management.



Have Your Say

- What particular policies should the Plan include in relation to flooding?
- What infrastructural improvements or upgrades are required in Dundrum?
- What particular areas should the environmental assessments focus on?

Future Development

There are a number of important sites that may be coming forward for development over the lifetime of the LAP that have the potential to drive significant change in Dundrum—specifically the 'Dundrum Phase II' lands which comprise the old shopping centre, car park and adjoining lands and the Central Mental Hospital site.

The Government recently established the 'Land Development Agency' (LDA), a new agency which has an immediate focus on managing the State's own lands to develop new homes, and regenerate under-utilised sites. In the longer-term it may also assemble strategic landbanks from a mix of public and private lands, making these available for housing. Although it is very early in the process, the LDA is now the lead body over the redevelopment of the Central Mental Hospital lands (in conjunction with the OPW). This has provided a new momentum to the early delivery of development on these lands and the LDA has provided a rough estimate of their view of the development potential of the CMH lands—up to 1,500 residential units

The collapse of the property market in 2008 effectively stalled any large-scale investment or redevelopment in Dún Laoghaire-Rathdown, including Dundrum, particularly from 2009 to 2014. The Dundrum Phase II permission, which included 40 no. residential units as well a hotel, library, crèche and medical centre and other non-retail complimentary uses, was never implemented and the 1970's Dundrum Shopping Centre and car park still dominates the western side of the Main

Street. The redevelopment of this 4.4 ha site represents a significant opportunity for delivery of housing; creation of jobs and provision of further social and community infrastructure for the established and growing communities in the area.

In respect to the redevelopment the Phase II lands, it is an objective of the County Development Plan (Specific Local Objective 149 of the CDP 2016-2022) *"That any future redevelopment of Dundrum Village Centre (Dundrum Phase II) shall provide for and retain a range of complementary non-retail uses including - but not limited to - employment, restaurant, leisure, entertainment, cultural, community and civic uses - to supplement that already provided for within the wider Dundrum Town Centre"*.

On a smaller scale, Dom Marmion House on Sandyford Road and the former P & T Exchange building near the Dundrum Luas Stop present opportunities for re-use and regeneration in the area.

In combination, the redevelopment of all of these sites have the potential to bring about transformative change in Dundrum—change that must be managed carefully. The policies of the Local Area Plan must consider the cumulative impacts of regeneration and redevelopment of major sites in tandem and ensure that commensurate social, community and cultural facilities are provided to both facilitate and address projected population growth.



Have Your Say

- How best should the LAP address the requirement that any future redevelopment of Dundrum Village Centre (Dundrum Phase II) shall provide for and retain a range of complementary non-retail uses? What should these uses be?
- What are the important considerations in the redevelopment of the Central Mental Hospital lands?