Comhairle Contae County Council

Design Report:
New Public Realm & Plaza East & North of Waldemar Terrace,
Dundrum, Dublin 14



dlr Ailtirí
dlr Architects
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Architects

Ref.	Title	Scale	Format
-	Design Report	-	A4

Engineers

Ref.	Title	Scale	Format
260051-X-0100-Z00-DTM-SK-DBFL-CE-1001	Site Extents	1:250	A1
260051-X-0000-Z00-DTM-DR-DBFL-CE-1002	Existing Site Layout	1:250	A1
260051-X-0100-Z00-DTM-SK-DBFL-CE-1201	General Arrangement	1:250	A1
260051-X-0100-Z00-DTM-DR-DBFL-CE-1231	Swept Path Analysis Northbound	1:250	A1
260051-X-0100-Z00-DTM-DR-DBFL-CE-1232	Swept Path Analysis Southbound	1:250	A1
260051-X-0100-Z00-DTM-DR-DBFL-CE-1241	Access to Adjacent Properties	Varies	A1
260051-X-0500-Z00-DTM-DR-DBFL-CE-1301	Drainage Layout	1:200	A1
260051-X-0500-Z00-DTM-DR-DBFL-CE-1601	Signal Layout	1:100	A1
260051-X-00-X-XXX-TN-DBFL-CE-001	Sustainable Surface Water Drainage Strategy	-	A4
260051-X-00-X-XXX-RP-DBFL-CE-002	Preliminary Engineering Design Report	-	A4
260051-X-00-X-XXX-RP-DBFL-CE-003 Site Specific Flood Risk Assessment	Site Specific Flood Risk Assessment	-	A4
260051-X-00-X-XXX-RP-DBFL-CE-004	Preliminary Construction & Environmental Management Plan	-	A4
8385821	Road Safety Audit Report	-	A4

Landscape Architects

Ref.	Title	Scale	Format
26DR02_0100	Landscape Plan	1:200	A1
26DR02_0400	North – South Sections	1:150	A1
26DR02_0401	Sections Through Play Area	1:50	A1
-	Landscape Report	-	A3

Ecology

Ref.	Title	Scale	Format
RSV-JBA-XX-XX-RP-BD-0001-A3-C01	AA Screening Report	-	A4
RSV-JBA-XX-XX-RP-EN-0001-A3-C01	EIA Screening Report	-	A4
RSV-JBA-XX-XX-RP-BD-0002-A3-C01	Ecological Impact Assessment	-	A4

Arborist

Ref.	Title	Scale	Format
-	An Arboricultural Assessment	-	A4
-	Tree Survey & Constraints Plan	1:250	A1

Architectural Heritage

Ref.	Title	Scale	Format
-	Architectural Heritage Impact Assessment	-	A4

Lighting

Ref.	Title	Scale	Format
-	Public Lighting Layout	-	A1
-	Public Lighting Calculation Report	-	A4

3Ds

Ref.	Title	Scale	Format
-	3D Visualisations Booklet	-	A3

Determinations

Ref.	Title	Scale	Format
-	AA Screening Determination	-	-
-	EIA Screening Determination	-	-

Notices

Ref.	Title	Scale	Format
-	Site Notice	-	-
-	Newspaper Notice	-	-

1.0 INTRODUCTION

Dún Laoghaire-Rathdown County Council are proposing to construct a new public realm and plaza East and North of Waldemar Terrace, Dundrum Main Street, Taney Road and Dundrum Bypass, Dundrum, Dublin 14.

The proposed development is set out below:

- Reallocation of c. 1057 m² of road as public realm;
- New public realm of c. 3001 m², including a new civic plaza with high-quality paving, resurfacing, street furniture, and public lighting on independent columns; new accessible, raised podium; new incidental play areas; new mobility hub for cycle parking; retention of existing bike shelter and associated cycle parking; upgrade of existing pedestrian crossing;
- New landscaping, including tree planting and sustainable urban drainage system (SuDS); removal of 7 existing trees on site; removal and relocation of 5 existing trees on site; and retention of 1 existing tree on site.
- Drainage, utility, and all ancillary works.

SITE LOCATION & DESCRIPTION

The subject site occupies a prominent and strategically important location at Taney Cross, immediately north of Main Street in the heart of Dundrum. The area functions as a key gateway into Dundrum Village and forms part of the principal northern approach to Dundrum Town Centre shopping centre. The site is situated within an established urban environment characterised by a diverse mix of town centre, residential, community, commercial and transport-related uses.

The lands located to the east and north of Waldemar Terrace extend to an approximate area of 0.3 hectares. The site is bounded by Taney Road to the north and the Dundrum Bypass (R117) to the west. Waldemar Terrace, comprising a terrace of historic red-brick buildings and associated rear gardens, occupies a central position within the wider site but is not in the ownership of Dún Laoghaire-Rathdown County Council (DLRCC). To the east, the site is bounded by the former telephone exchange and Usher House, neither of which are within DLRCC ownership. The LUAS Green Line traverses the site along the William Dargan Bridge, which is under the ownership of Transport Infrastructure Ireland (TII). Areas of roadway within the site are currently utilised as bus layover facilities. The site is located directly adjacent to Dundrum LUAS stop and accessible from the LUAS via a footpath looping from the North-East, a series of steps from the South-East and lift leading directly onto the proposed new public realm.

The wider context is characterised by a range of land uses and zoning objectives. To the south and southeast are lands zoned Objective MTC (Major Town Centre), reflecting Dundrum's role as a key retail, commercial and service destination. Established residential neighbourhoods and residentially zoned lands lie to the north and east, while public open space and amenity lands are located to the west. Existing transport infrastructure, including the LUAS corridor, strategic road network and bus services, forms a defining element of the site's setting and character.

The site benefits from exceptional accessibility and connectivity. It is directly served by the LUAS Green Line, numerous bus routes, extensive pedestrian linkages and the surrounding road network, resulting in high levels of pedestrian, cyclist and public transport activity throughout the day. As such, the site is particularly well suited to accommodating civic, community and cultural uses which benefit from a high degree of accessibility and visibility. The site also possesses a strong existing community presence. Any future development should therefore seek to complement, reinforce and enhance the established social and community role of the area while contributing positively to the evolving civic identity of this important gateway location.

PROJECT OBJECTIVES

The need for enhanced civic, cultural and community infrastructure within Dundrum has been identified through the Dundrum Community, Cultural and Civic Action Plan (DCCCAP), which seeks to rebalance activity within the Dundrum and strengthen its civic identity. At present, the southern part of Dundrum is dominated by the significant retail, entertainment and commercial activity associated with Dundrum Shopping Centre, while comparatively fewer civic and community-focused destinations exist within the northern part of the village.

In response, the lands at Taney Cross have been identified within the Dundrum Local Area Plan (LAP) as forming part of the proposed "Community Core", providing a strategic opportunity to establish a complementary civic focus within the northern part of Dundrum. This approach supports the creation of a more balanced and integrated Dundrum by encouraging greater pedestrian movement, reinforcing connections along Main Street, and increasing activity and vitality throughout the village.

The site occupies a key location at the northern entrance to Dundrum Main Street. While highly accessible, the area is currently characterised by significant volumes of vehicular traffic, transport infrastructure and bus interchange facilities, resulting in a fragmented public realm environment with limited opportunities for civic use, social interaction and community gathering.

The proposed project seeks to transform this strategic location into a high-quality civic and public space that will serve as a welcoming destination for residents, workers and visitors. Through the delivery of a new landscaped civic plaza incorporating planting, biodiversity measures, seating areas, informal recreation opportunities and high-quality public realm enhancements, the project will create an attractive and inclusive environment for everyday use as well as community events and cultural activities.

The overarching objective is to create a vibrant, multi-functional and accessible community-focused space that:

- Provides a new civic heart for the northern part of Dundrum.
- Creates a welcoming gateway and destination at Taney Cross.
- Enhances connectivity between the northern and southern sections of Main Street.
- Improves pedestrian permeability and access to surrounding destinations, including the LUAS network.
- Supports active travel through enhanced walking, cycling and cycle parking facilities.

- Accommodates a diverse range of uses, including passive recreation, informal play, social interaction, community gatherings, markets, performances and cultural events.
- Addresses the existing deficiency of high-quality civic and public open spaces within this part of Dundrum.
- Supports the delivery of community, cultural and civic infrastructure required to meet the needs of both existing and future generations.
- Encourages social inclusion, civic engagement and the development of sustainable and cohesive communities.

More specifically, the project seeks to:

- Deliver a new civic space for all at the heart of Dundrum.
- Contribute to the balanced regeneration and revitalisation of Dundrum.
- Reconnect Main Street Lower with the wider village core by addressing existing physical and visual severance at Taney Cross.
- Strengthen connections with the nearby Carnegie Library and associated civic facilities.
- Act as a catalyst for the development of an emerging Civic and Cultural Quarter within Dundrum.

The proposal has been developed by the dlr Architects Department, in collaboration with a multidisciplinary consultant team, and incorporates best practice principles in urban design, placemaking, landscape architecture, biodiversity enhancement, ecology and Sustainable Urban Drainage Systems (SuDS). The design supports the objectives of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 in promoting a low-carbon, climate-resilient and sustainable county.

The project also aims to demonstrate excellence in sustainable design through the careful selection of durable and responsibly sourced materials, together with landscape interventions that support biodiversity, climate adaptation and the principles of the circular economy.

Ultimately, the project represents an important step towards the realisation of a vibrant Civic and Cultural Quarter for Dundrum, creating a distinctive civic destination that contributes to the balanced regeneration of the village, enhances community life and strengthens Dundrum's identity as a place to live, work, visit and gather.

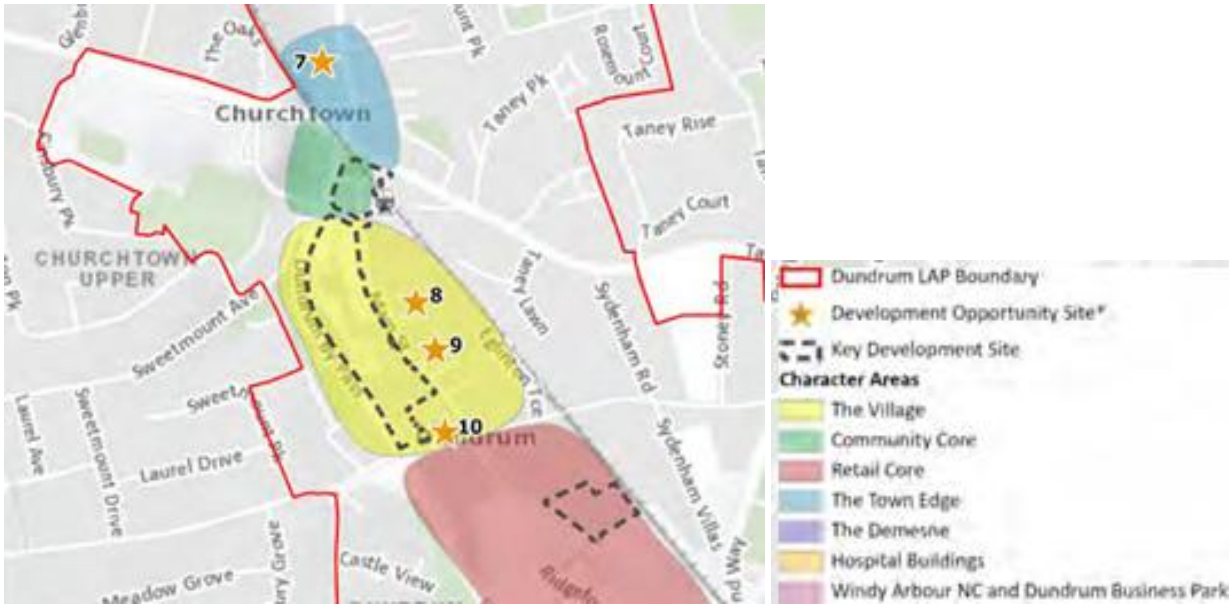


Fig. 1 Extract from the Dundrum LAP, with the proposed site located within the Community Core Character Area

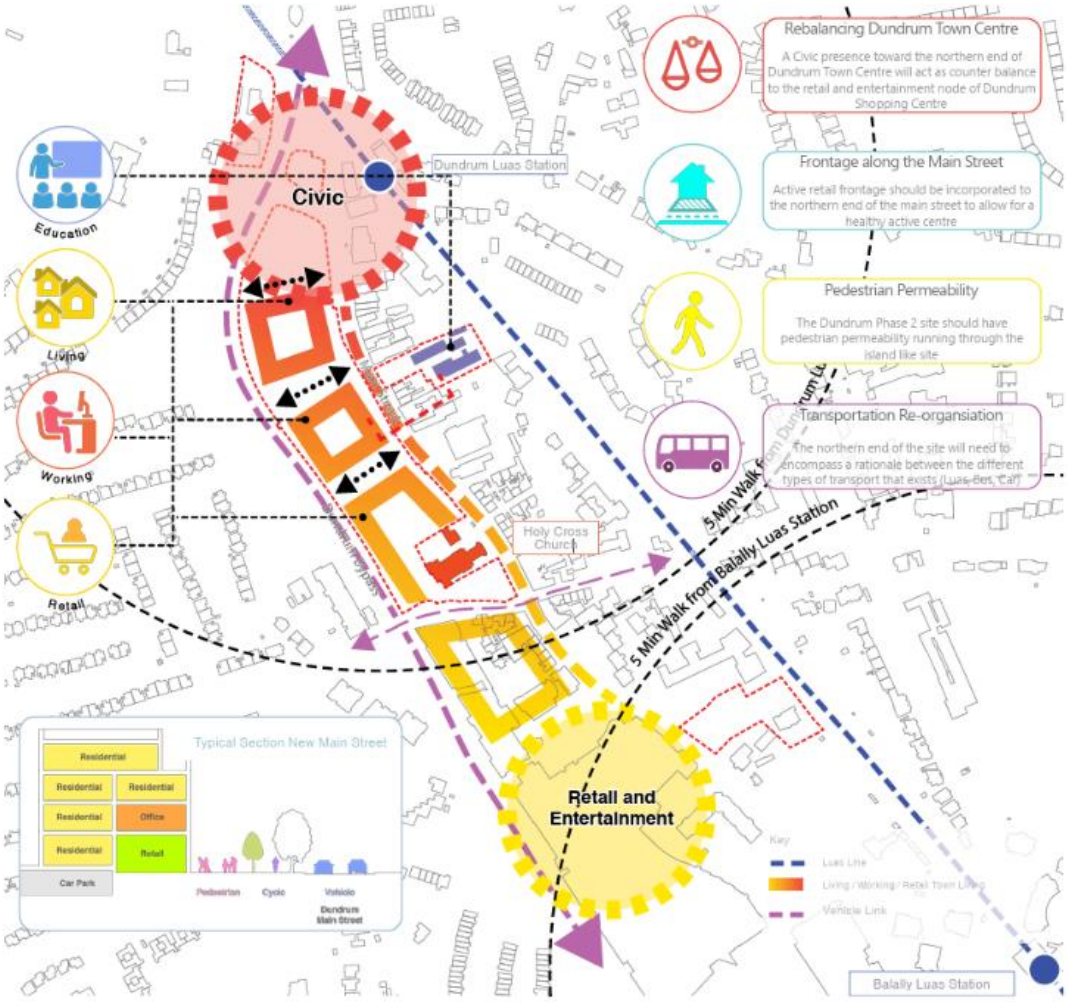


Fig. 2 Extract from the DCCCAP

PARALLEL PROJECTS – ONE CONNECTED PLAN FOR DUNDRUM

The proposed public realm and civic plaza represent a key component of a broader vision and forms part of a coordinated programme of investment and regeneration projects currently planned or being delivered within the wider Dundrum area. Other projects in the area include:

- Bus Infrastructure Upgrades;
- Dundrum Main Street & Sandyford Road Improvements;
- Dundrum Bypass and Wyckham Way Enhancements;
- Taney Junction Upgrades.
- Dundrum Civic, Cultural & Community Centre

Together, these initiatives aim to improve movement, connectivity, placemaking and the public realm throughout Dundrum, supporting the long-term regeneration and balanced development of the area.

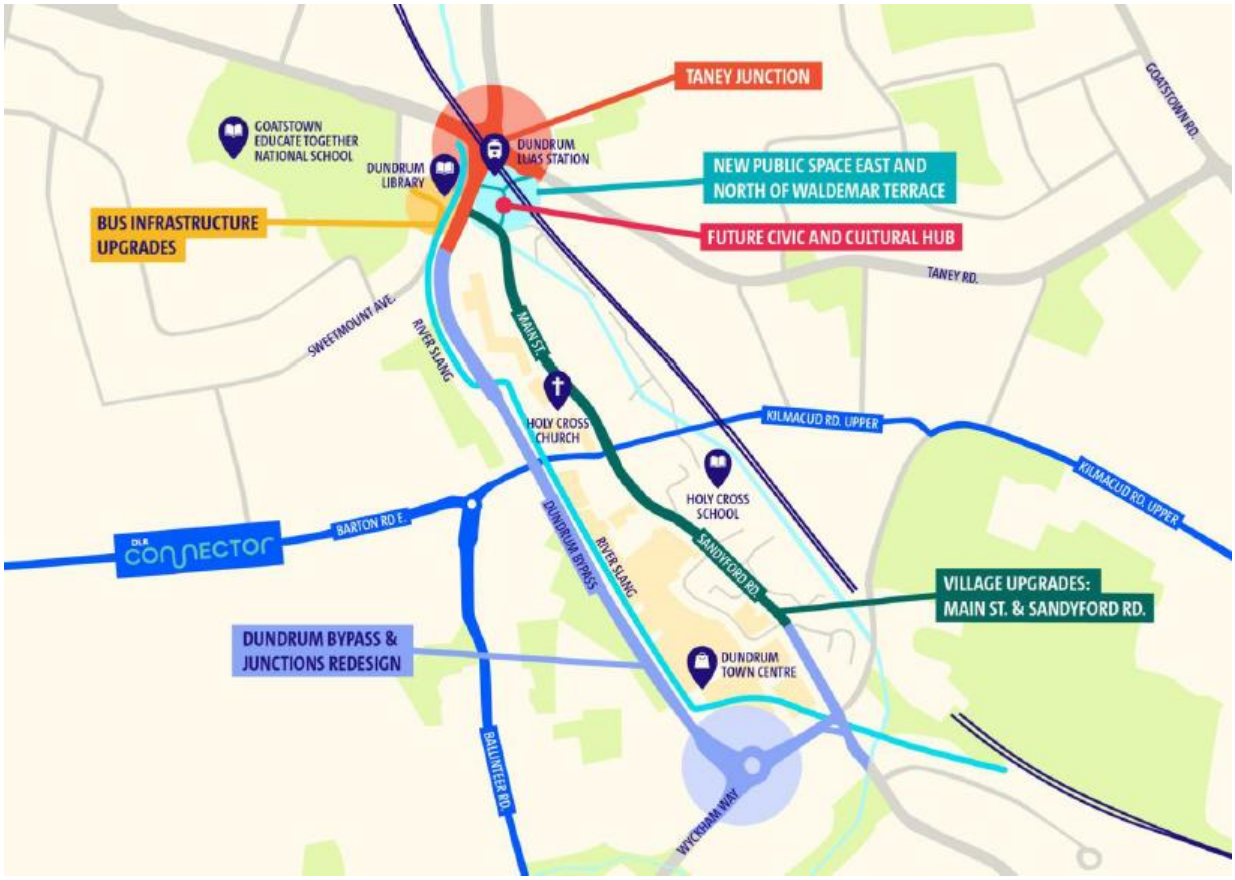


Fig. 3 Image Showing Parallel Projects-One Connected Plan for Dundrum

2.0 HISTORIC USES AND EVOLUTION OF THE SITE

The lands to the east and north of Waldemar Terrace are currently occupied by bus-only road infrastructure that provides layover facilities for buses standing between scheduled services. As a result, the area is dominated by vehicular movement and transport infrastructure, creating an environment that is inhospitable for pedestrians and cyclists. The site lies immediately adjacent to Taney Cross Junction which, as noted by local historian Hugh Oram in *Dundrum Then & Now*, is "so vast it's unwise for any pedestrian to attempt to cross it on foot". However, this condition is relatively recent in the long history of Dundrum, and the site has evolved considerably alongside Dundrum Village.



Fig. 4 & 5 Photographs showing the site's current use, as layover facilities for buses between scheduled services

Dundrum's historic character evolved around Main Street and the network of adjoining roads and laneways, which formed the focus of commercial, social and civic activity for the local community.

For much of its history, Dundrum remained a modest village. Significant growth occurred during the nineteenth century, particularly following the opening of the Dublin and South Eastern Railway in 1854. The Improved transport connections strengthened links with Dublin City and encouraged suburban expansion. The construction of churches, schools and civic institutions during this period reinforced Dundrum's role as a local service and commercial centre.

The nearby Carnegie Library, constructed in 1914, remains an important landmark and testament to the civic development of Dundrum during the early twentieth century. Historic mapping indicates that, as late as 1912, substantial areas of open countryside remained immediately to the rear of Main Street. During this period, Taney Road had already been realigned to accommodate the railway line. Following the closure of the railway in 1958, further road alterations were undertaken, including the straightening of Upper Churchtown Road and the creation of a new crossroads approximately 100 metres north of the original junction, where the Usher Monument had previously stood. These interventions altered the historic street pattern and extended the village centre northwards to incorporate Waldemar Terrace more directly into Main Street.



Fig. 6 Photograph, circa 1999, showing Waldemar Terrace to the right and the Carnegie Library on the left. The pair of semi-detached houses were demolished shortly afterwards to make way for the Dundrum by-pass.

Waldemar Terrace, west and south of the proposed public realm, forms an important element of Dundrum's historic streetscape. Constructed by a Mr. Kennedy, the terrace was designed to include a larger dwelling for himself and adjoining houses intended for his six children. Much of the terrace survives and has retained its historic character for over a century. However, a number of buildings on the western end of the terrace were subsequently demolished to facilitate construction of the Dundrum Bypass.

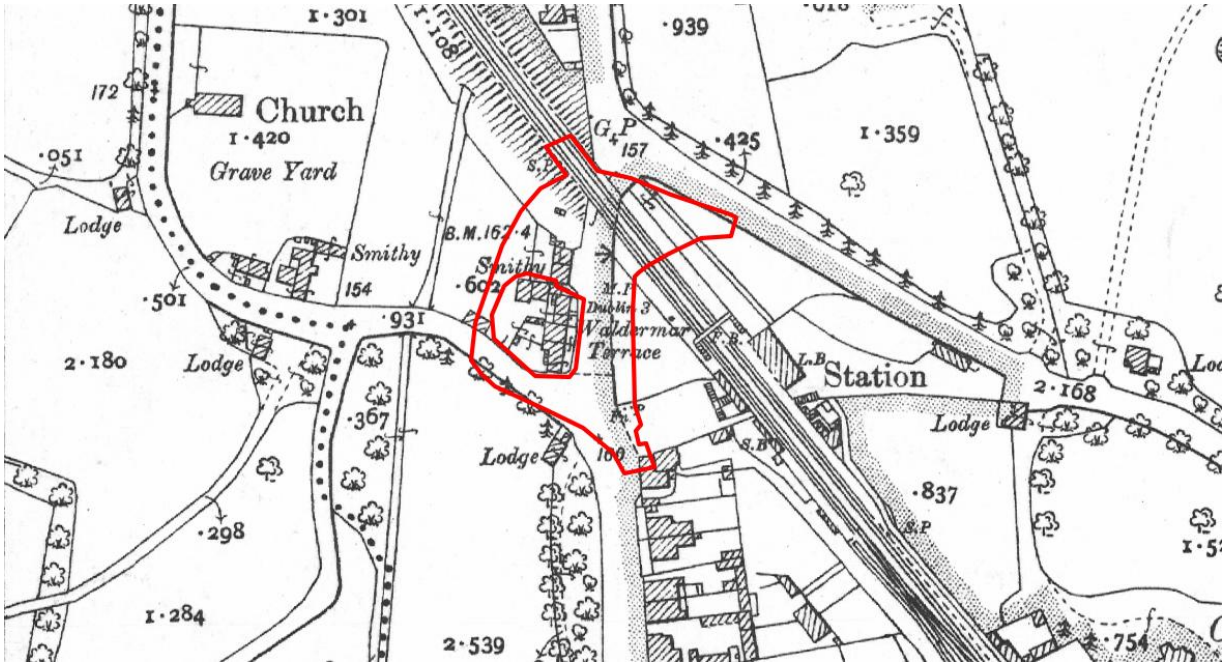


Fig. 7 Site Location superimposed on 1907 25-inch OS Map



Fig. 8 Aerial photograph, circa 1964, towards the top is Waldemar Terrace adjacent to the old railway line. South of the Terrace are undeveloped lands which will be developed as shopping centre. The site's setting as a continuation of Main Street is evident.

A major turning point in Dundrum's development occurred during the early 1970s with the construction of the original Dundrum Shopping Centre, immediately south of the site, reflecting the area's growing role as a suburban commercial destination. This transformation accelerated in the early twenty-first century with the construction of the distinctive 50-metre-high cable-stayed William Dargan Bridge, carrying the Luas Green Line across and over the site, and the opening of Dundrum Town Centre in 2005. These developments established Dundrum as one of Ireland's principal retail, employment and transport destinations, significantly increasing its regional importance and visitor numbers.

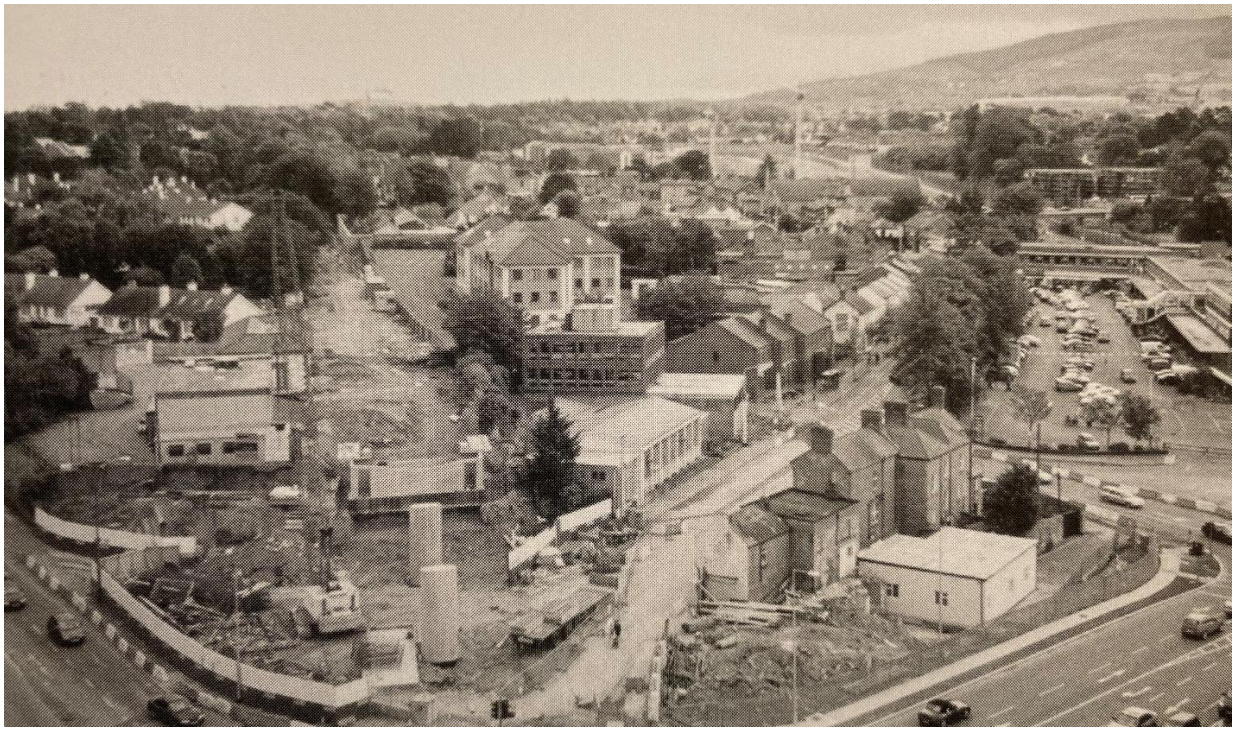
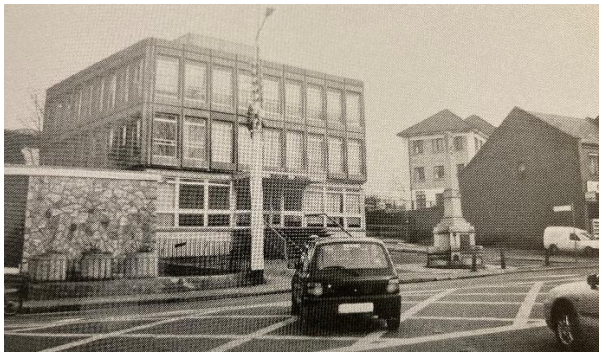


Fig. 9 Aerial photograph of the site, circa 2002 during the construction of the William Dargan LUAS Bridge.



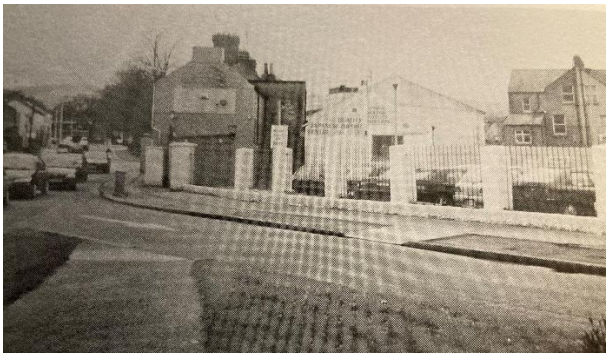


Fig. 10 & 11 Photographs circa 1999. The one on the left shows Usher House as it was at the time. Two additional storeys were later added to Usher House and the building was reclad. The image on the right shows the rear of Waldemar Terrace with Main Street to the left.

Despite extensive redevelopment, Dundrum retains many elements of its historic village character. The historic core centred on Main Street, Waldemar Terrace and the junctions connecting to Taney Road, Ballinteer Road and Sandyford Road remains an identifiable and important component of the area's urban fabric. Prior to the dominance of vehicular traffic, these interconnected streets and spaces functioned as key gathering places that facilitated social interaction, commerce and community life. The site itself formed part of this network of streets and public spaces rather than the transport-dominated environment that exists today. The proposed public realm seeks to build on this historical context by restoring the area's role as a place for people, reconnecting Waldemar Terrace and the village core with a high-quality civic space that reflects Dundrum's historic character while supporting its continued evolution.

3.0 SCOPE OF WORKS

The nature and extent of the proposed development is outlined below. This description should be read in conjunction with the supporting drawings and reports.



Fig. 12 CGI - Aerial View from Main Street towards the New Public Realm & Civic Plaza and the William Dargan LUAS Bridge



Fig. 13 CGI - Aerial View towards the New Public Realm & Civic Plaza and Main Street beyond. Potential for market stalls indicated

PUBLIC REALM & PLAZA

The proposed civic plaza adopts a circular form, creating a distinctive and adaptable public space for the Dundrum community. Designed to accommodate a wide range of activities, the plaza will support informal uses such as gathering, meeting, socialising, resting and play, while also providing a suitable setting for more formal civic events, markets, performances and community activities.

The plaza is framed on two sides by curved seating elements, designed to offer flexibility and choice for users by allowing views both into the plaza and towards the surrounding spaces. Strategically positioned gaps within the seating arrangement will enable wheelchair users to sit comfortably alongside friends and family, promoting accessibility and social inclusion.

Opposite the curved seating, the William Dargan LUAS Bridge provides shelter to a series of multifunctional sculptural seating elements, which will offer opportunities for seating, play and informal interaction.

A circular podium is positioned on the primary axis extending from Waldemar Terrace. This low-level feature is intended to serve a variety of functions, including informal seating, reclining, play and display, while also providing a focal point for more formal events and performances. A specimen tree acts as a landmark and wayfinding feature, establishing a strong visual focal point within the civic space and marking the culmination of the principal route from Main Street.

The primary pedestrian connection between Main Street and the proposed Civic Plaza is along Waldemar Terrace, which also provides access to the lift serving the LUAS platform above. It is proposed that this route be fully pedestrianised and enhanced with a tree-lined streetscape. The space is intended to offer a calm and inviting environment, incorporating seating nooks and planting areas that help soften and partially screen views of the former telephone exchange building, which lies outside the ownership of Dún Laoghaire-Rathdown County Council. The space is flexible enough to accommodate market stalls, pop-up retail and coffee vans etc as and when required without compromising its primary function as an attractive, safe and accessible pedestrian route.



Fig. 14 CGI - View from Main Street, along Waldemar Terrace, towards the William Dargan LUAS Bridge. Potential for market stalls indicated.



Fig. 15 CGI from under the William Dargan LUAS bridge with multipurpose seating, and view towards the new Civic Plaza beyond

MOBILITY HUB

The site is bounded to the north, south and west by existing cycle infrastructure, ensuring strong integration with the wider active travel network. To support and encourage sustainable travel, a new Mobility Hub with shared cycle facilities is proposed beneath the William Dargan LUAS Bridge. The hub will provide sheltered cycle parking, dedicated cargo bike parking and associated cyclist facilities, including a bicycle repair station. The location of the Mobility Hub has been carefully selected to enable cyclists to access these facilities directly from the surrounding cycle network, thereby avoiding potential conflicts with pedestrians within the proposed civic plaza. Additional cycle parking stands will be provided to the west of the site to serve users accessing the area from the Dundrum Bypass, while the existing sheltered cycle parking facility located south of Waldemar Terrace will be retained as part of the overall provision.

In total, the proposed scheme will provide 22 cycle parking stands, including two stands designed to accommodate cargo bicycles, delivering parking capacity for up to 44 bicycles. This level of provision will support increased cycling activity, enhance connectivity and contribute to the sustainable transport objectives of the scheme.



Fig. 16 CGI of new mobility hub under the William Dargan LUAS bridge

INFORMAL & NATURAL PLAY

A natural play space is proposed within the landscaped setting, creating a sheltered environment for play. It is to be separated from adjoining cycleways and roads by a green buffer terminating in a native hedge which encloses the space. Clear-stem trees are incorporated to maintain passive surveillance and preserve sightlines throughout. A gently winding pathway, complemented by strategically positioned seating overlooking the play area, providing opportunities for parents and guardians to supervise children in comfort.

The space is to incorporate natural elements such as grasses and landforms as well as elements such as a low play wall, hoping logs, a balance beam.



Fig. 17 CGI of informal play space and view towards the new Civic Plaza and the William Dargan LUAS Bridge beyond





Fig. 18 & 19 Balancing and Hopping: Ideas for incidental natural play area

SENSORY SPACE

South of the natural play space, buffeted between the gable of Waldemar Terrace and a low curved bench a sensory space/ route is proposed. This area is to consist of a curved and fully accessible path with interesting textures and surrounded by sensory planting. Those sitting on the curved bench can use it to face the plaza or the sensory space.



Fig. 20 CGI of the proposed sensory space/ route



Fig. 21 Ideas for the sensory space

TREES & PLANTING

As noted in the site plans, 12 existing trees on site will also need to be removed, 5 of which will be reallocated either within this scheme or elsewhere in the County. The removal is necessitated to allow for the creation of a new public realm. As per the Condition Assessment and Tree Constraints Plan, these have been rated as predominantly Category C Trees – Trees of low quality with a minimum of 10 years life expectancy.

The loss of these trees will be offset by the planting of numerous semi-mature, predominantly native trees on site, particularly those which improve biodiversity and provide habitats for insects, birds and bats. The proposal is to intensify tree-planting and general greening throughout the site. Exact tree species are to be confirmed, but a selection under consideration include:

Pinus Sylvestris (Scots Pine), Amelanchier Lamarckii (Snowy Mespilus), Betula Pendula (Silver Birch), Arbutus Unedo (Strawberry Tree), Cornus Kousa (China Girl), Gleditsia triacanthos (Honey Locust). Platanus x hispanica (London Plane), Tilia cordata 'Greenspire' (Small-leaved Lime), Magnolia grandiflora (Southern Magnolia), Magnolia x Soulangeana (Saucer Magnolia), Sorbus aria 'Lutescens' (Silver White Beam), Corylus Avellana (Hazel), Crataegus Monogyna (Hawthorn), The above will be done with a focus on native species and in line with DLR's Tree Strategy 2024-2030. Other new planting will mostly consist of grasses and pollinator friendly species, in line with the All-Ireland Pollinator Plan.

4.0 DESIGN EVOLUTION AND PROJECT CONSIDERATIONS

DESIGN CONCEPT

A strong, tree-lined pedestrian axis extending from Main Street through Waldemar Terrace to the proposed Civic Plaza forms the central organising principle of the scheme. This clear and legible movement corridor strengthens both the visual and physical connection between Dundrum village, the LUAS stop and the proposed civic space, enhancing accessibility, permeability and wayfinding throughout the area. The axis culminates in a circular podium and landmark specimen tree, which serve as focal elements within the plaza, terminating key views from Main Street and creating a strong sense of arrival. The careful integration of paving, planting and public realm features further reinforces this spatial hierarchy, establishing the Civic Plaza as a distinctive destination and community focal point within Dundrum.

The proposed development has been informed by, and demonstrates alignment with, the relevant Strategic Local Objectives of the Dundrum Local Area Plan 2023. The scheme seeks to create a vibrant civic space that will support community activity, social interaction and public events while delivering significant public realm enhancements at this important gateway location. The design places particular emphasis on connectivity, providing safe, attractive and permeable pedestrian routes that encourage greater access, movement and enjoyment of the area. Consideration has also been given to placemaking, environmental quality, user comfort and passive surveillance, ensuring the creation of welcoming, accessible and well-overlooked public spaces. A comprehensive landscape strategy, incorporating substantial greening measures, specimen and avenue tree planting, and biodiversity-enhancing features, further contributes to the character, visual amenity and environmental performance of the scheme, helping to create a high-quality and resilient urban environment.



Fig. 22 Design Evolution in Sketches

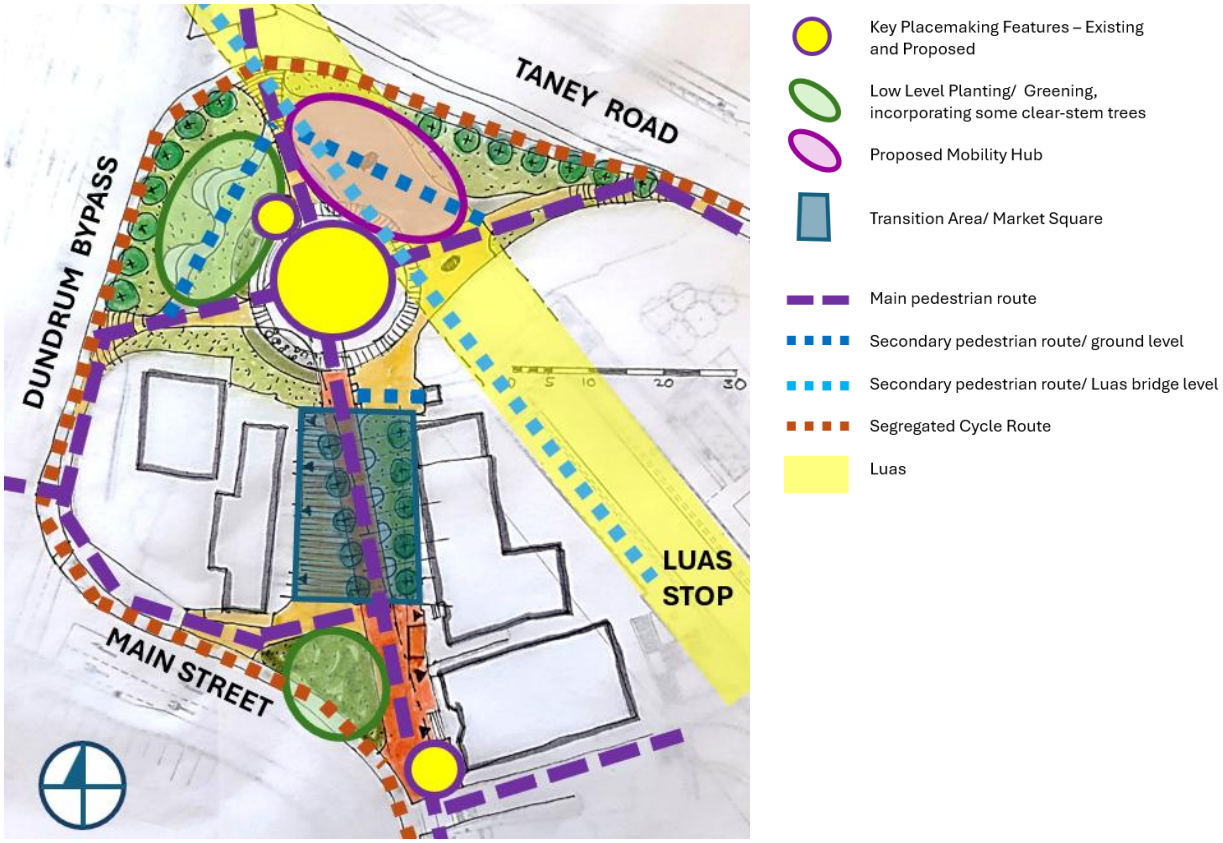


Fig. 23 Key Features

The design proposals have been informed by the Twelve Quality Criteria for Public Spaces as developed by Jan Gehl, which are organised around the themes of Protection, Comfort and Enjoyment.

PROTECTION

The proposal enhances protection by creating a pedestrian centred environment, reducing conflicts between pedestrians, cyclists and vehicles, and improving overall perceptions of safety. Increased activity throughout the day and evening will provide passive surveillance and contribute to a secure environment. New landscaping and planting will provide shelter from prevailing winds, while reduced vehicle access will improve environmental quality through lower levels of traffic-related noise and pollution.

COMFORT

The proposed public realm is designed to support a range of activities and users. It provides accessible and attractive opportunities for walking, standing, sitting and social interaction, while maintaining clear pedestrian and cycle connections throughout the site.

ENJOYMENT

The proposal creates attractive high-quality public spaces at a human scale. The civic plaza is sufficiently generous to accommodate a variety of activities and events while remaining comfortable and legible for everyday use. High-quality landscaping and a variety of seating and activity areas offer opportunities to enjoy the space while at the same time improving connections between key destinations and supporting planned and existing public transport and active travel interchange.

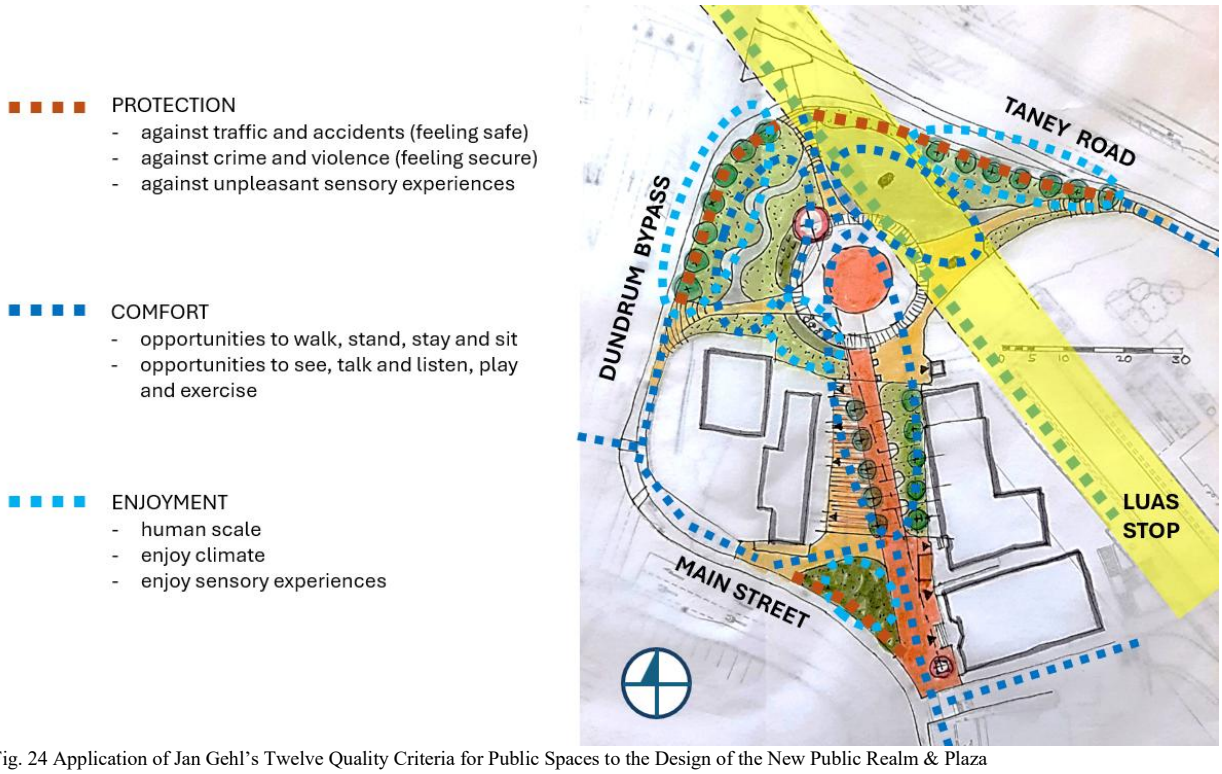


Fig. 24 Application of Jan Gehl's Twelve Quality Criteria for Public Spaces to the Design of the New Public Realm & Plaza

PUBLIC FEEDBACK

The above principles align with the public feedback received as part of the Dundrum by Design project which is available to view at www.dundrumbydesign.ie. This was a collaborative community-led urban planning and placemaking initiative funded by the EU Horizon 2020 PROBONO Project and facilitated by UCD and Dún Laoghaire-Rathdown County Council.

From the shared aspirations, this scheme will provide the following:

Gathering Spaces: A flexible Civic Plaza and public realm for community events, markets, performances, and informal gatherings, strengthening connections with Main Street.

Active and Quiet Zones: A mix of active spaces for play, movement, and social interaction, alongside quieter areas for rest, relaxation, and informal meetings.

Greening and Biodiversity: Green spaces with sensory planting, native species, permeable paving, urban trees, rain gardens, and swales, enhancing biodiversity, drainage, and environmental quality.

Connections and Wayfinding: A clear hierarchy of routes, with direct and accessible primary connections and more informal secondary paths that encourage exploration while maintaining permeability.

Seating and Social Spaces: A variety of seating options for all ages and abilities, supporting social interaction, passive recreation, and quiet contemplation.

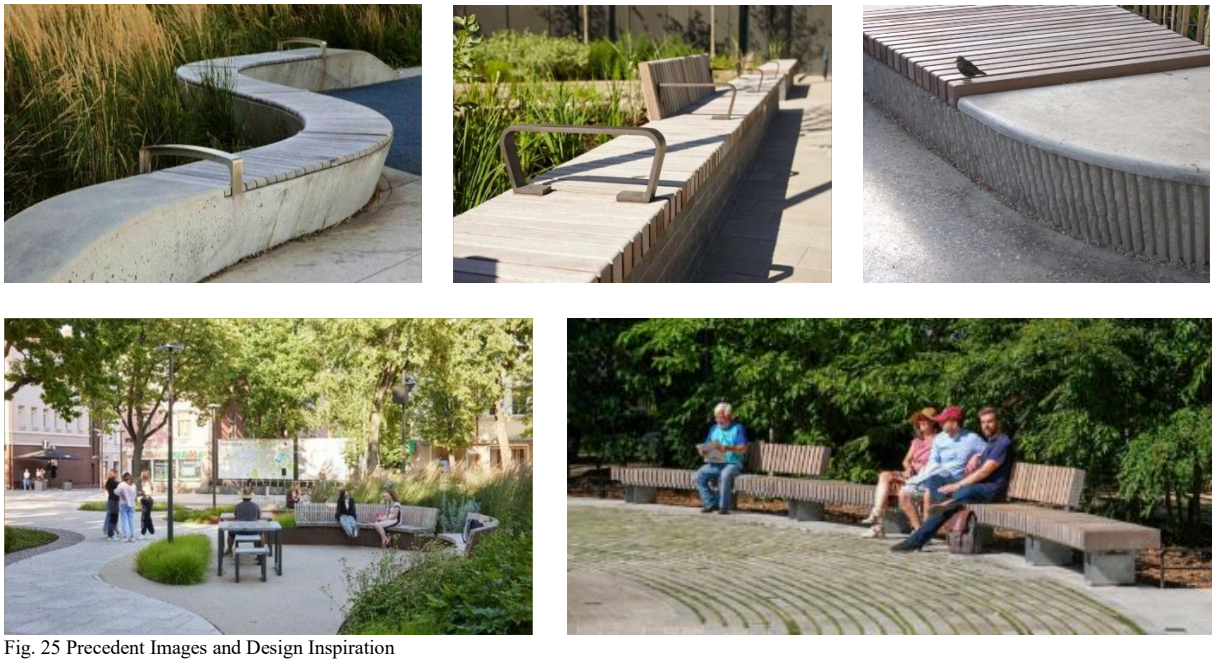


Fig. 25 Precedent Images and Design Inspiration

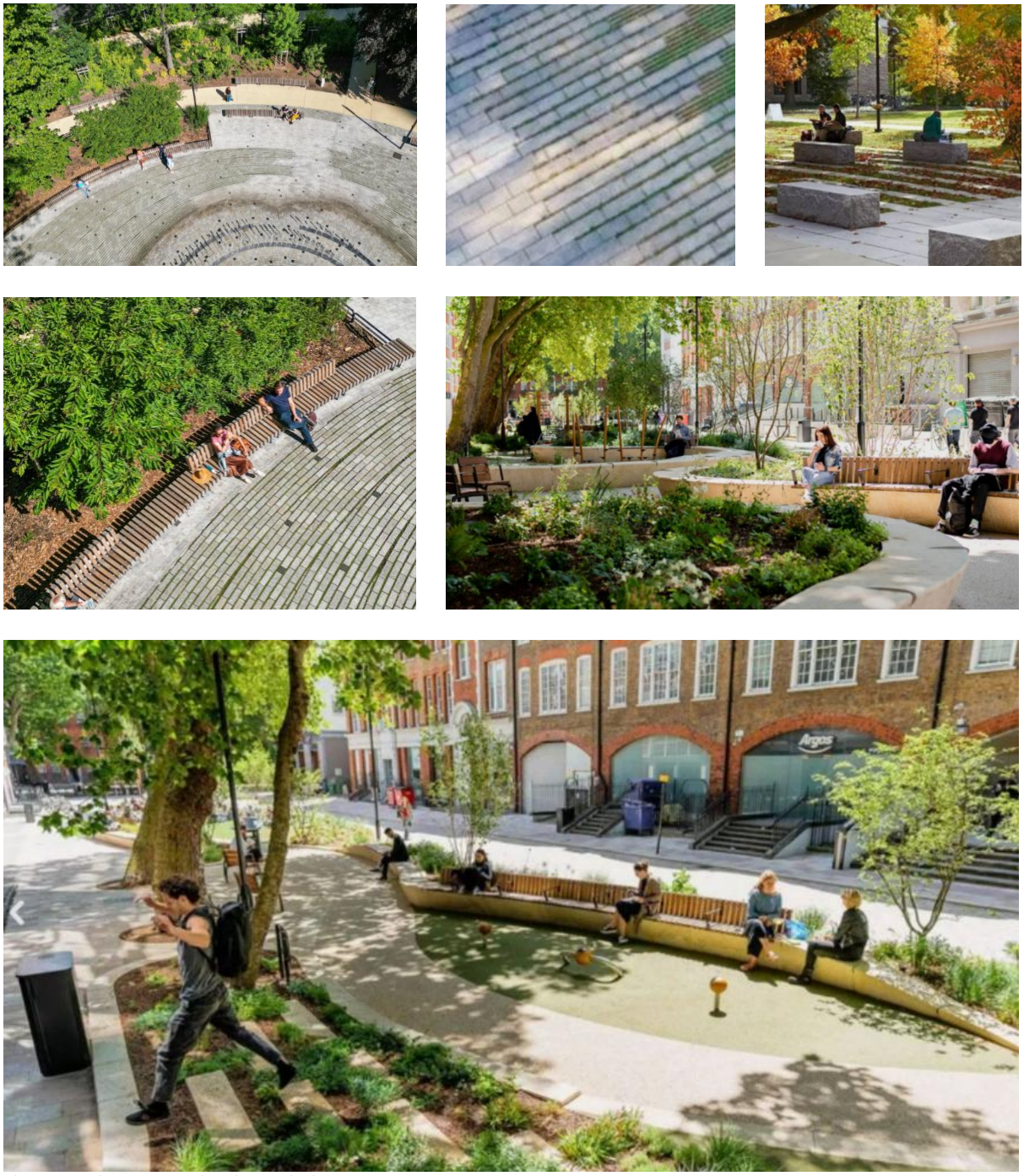


Fig. 26 Precedent Images and Design Inspiration

PROPOSED ROUTES & CONNECTIONS

As outlined above, the primary spatial axis of the proposed public realm is established along Main Street, drawing pedestrians into the heart of the new Civic Plaza and creating a strong visual and movement connection through the site. While this principal route forms the backbone of the design, a broader network of pedestrian connections has also been carefully considered to ensure permeability, accessibility and integration with the surrounding urban environment.

A key objective of the project is the re-establishment of a visual and pedestrian connection between the Civic Plaza and Main Street Lower. This historic relationship was significantly disrupted following the realignment of the R112 in the early 1970s, which occurred after the demolition of the former railway embankment bridge (pictured) and in anticipation of the proposed Dundrum Bypass (R117), ultimately completed in 2001. The proposed design seeks to repair this severance by reinforcing sightlines and legibility between Main Street Lower, Main Street and the Civic Plaza, thereby reconnecting previously fragmented parts of the village and strengthening the historic urban structure of Dundrum.

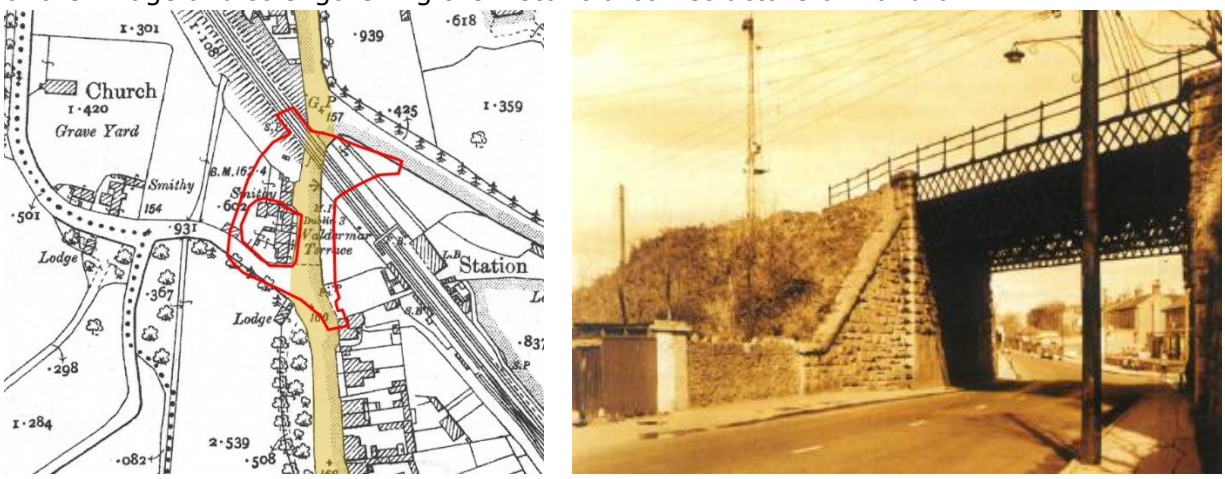


Fig. 27 & 28 Map from 1907 showing Waldemar Terrace and continuation of Main Street (it and site are highlighted) under the old railway bridge, as photographed on the right.

In addition to the primary north-south movement corridor, the design responds to a range of established and emerging pedestrian desire lines. Connections to and from Dundrum Library to the west, Taney Road to the east, the LUAS station, Taney Cross and the proposed mobility hub have all informed the layout and organisation of the space. The resulting network of routes promotes convenient and intuitive movement throughout the area while supporting access to key local destinations and public transport infrastructure.

The design balances direct pedestrian connections with a series of more informal and meandering pathways that encourage slower movement, relaxation and social interaction. These routes are complemented by strategically located seating, play opportunities and landscaped areas, creating a variety of spaces for gathering, resting and recreation. Together, these elements contribute to a vibrant and welcoming public realm while maintaining clear and safe pedestrian circulation.

Accessibility and inclusivity have been fundamental considerations throughout the design process. The proposed public realm incorporates step-free access across the site, with routes

designed in accordance with universal design principles to ensure ease of movement for people of all ages and abilities, including those with reduced mobility. The layout promotes a safe, comfortable and coherent pedestrian experience, enabling all users to access and enjoy the space independently.

The overall design supports the creation of an inclusive, safe and attractive civic environment that enhances the quality of the public realm and reinforces Dundrum's sense of place. Through the strengthening of connections, the delivery of high-quality public spaces and the sensitive integration of landscape and heritage features, the proposal promotes placemaking, supports active lifestyles, celebrates the area's cultural and historical identity, and contributes to the protection and enhancement of both the built and natural environment.

LIGHTING STRATEGY

The Public Lighting scheme utilises warm-toned energy-efficient LED luminaires. The proposed warmer lighting environment is generally considered more sensitive to public realm quality, biodiversity and visual comfort. The proposed lighting strategy will support safe and accessible use of the civic space during hours of darkness while contributing positively to the quality of the public realm and the overall user experience.

In addition to the standard public lighting, the design explores the possibility of incorporating an element of static GOBO lighting. Static GOBO lighting is increasingly used in high-quality public realm, civic space and placemaking projects to project patterns, artwork or wayfinding elements onto ground surfaces, walls or other features.

The lighting will be focused in areas directly under the bridge and towards the Civic Plaza. The light will be projected onto the paved and bound surfaces and away from areas of biodiversity. GOBOs achieve pinpoint focus, ensuring no light spill for pedestrians or vehicles. This type of feature lighting has low operational costs, is easily maintained and provides a multitude of benefits for public spaces such as this, including enhancing the night-time character of the public realm, while maintaining a safe and welcoming environment.

One of the principal advantages of GOBO lighting is its ability to strengthen the unique identity of a place. Exact design of the projections to be developed at detailed design stage and could draw inspiration from Dundrum's historic and cultural connections, helping to create a memorable sense of place without requiring permanent physical interventions.





Fig. 29 & 30 Images of The West End Public Realm Project, Camden at night with GOBO Lighting Design by Michael Grubb Studio

THE USHER MONUMENT

The Usher Monument is a protected structure (RPS 934). The monument was originally located in the middle of the former crossroads but was subsequently moved to its current location (a few meters from its original siting). It originally had a water trough and cups attached via chains, so that both horses and humans could quench their thirst.

There are no proposals to relocate the existing structure and indeed its presence has informed much of the design strategy in term of axis of existing and proposed features on site. An Architectural Heritage Impact Assessment (AHIA) has been prepared as part of this Part 8 submission, and it notes that the proposals will serve to enhance its setting. The services of a consultant conservation architect will be engaged to ensure appropriate protection of the Usher Monument during construction.



Fig. 31 Image showing the Usher Monument in its current setting with Waldemar Terrace the William Dargan LUAS Bridge in the background.

ENVIRONMENTAL DESIGN

Climate action and environmental sustainability have been key considerations throughout the design process, with the overarching objective of minimising environmental impacts while enhancing the long-term resilience and quality of the public realm. The proposed scheme supports wider environmental and climate action objectives through the incorporation of urban greening measures, biodiversity enhancement, nature-based drainage solutions, and climate-resilient landscape design.

Environmental mitigation measures have been integrated into the design alongside a comprehensive Sustainable Urban Drainage System (SuDS) strategy, drainage infrastructure, public realm improvements, and a high-quality landscape proposal. These measures seek to enhance environmental performance, improve surface water management, and contribute to the creation of an attractive and ecologically robust urban environment.

The drainage strategy has been developed to replicate, insofar as practicable, the site's natural hydrological processes, recognising existing flow paths and managing surface water as close as possible to its source. The proposed public realm incorporates a range of nature-based SuDS features, including rain gardens, swales, biofiltration areas, permeable surfaces, and other green infrastructure elements. Surface water runoff will be directed towards these SuDS features for treatment, attenuation and infiltration. The detailed configuration and operation of these systems will be further developed during the detailed design stage.

APPROPRIATE ASSESSMENT

JBA Consulting were procured to produce an Appropriate Assessment Screening Report and has reviewed the proposed development with respect to the requirement for an Appropriate Assessment and has submitted a report, included in Part 8 documentation.

Having reviewed and considered this Appropriate Assessment Screening Report and general information on the nature of the project, the Council has been able to conclude that the proposed project is not likely to have significant effects on European sites arising from the proposed works, either alone or in combination with other plans or projects.

ENVIRONMENTAL IMPACT ASSESSMENT REPORT

JBA Consulting were procured to produce an Environmental Impact Assessment Screening Report and has reviewed the proposed development with respect to the requirement for an Environmental Impact Assessment and has submitted a report, included in Part 8 documentation.

Having reviewed and considered this Environmental Impact Assessment Screening Report and general information on the nature of the project, the Council has determined that an EIAR is not required in this instance.

ECOLOGICAL IMPACT ASSESSMENT

JBA Consulting were procured to produce an Ecological Impact Assessment, and this is included in Part 8 documentation.

5.0 PLANNING CONTEXT

The proposal and this part 8 have been prepared having regard to the statutory and strategic planning framework applicable to the subject site. Consideration has been given to the Dún Laoghaire-Rathdown County Development Plan 2022–2028, the Dundrum Local Area Plan 2023, the Dundrum Community, Cultural and Civic Action Plan, and relevant national guidance relating to urban design, placemaking, active travel and public realm design.

DÚN LAOGHAIRE-RATHDOWN COUNTY COUNCIL COUNTY DEVELOPMENT PLAN 2022-2028

Under the Dún Laoghaire-Rathdown County Development Plan 2022-2028, the site is zoned MTC, which seeks to 'To protect, provide for and-or improve major town centre facilities'. Much of the site is currently in use as road.

'Open Space' is a permitted in principle use subject to the following caveat (Table 13.1.9 of the Development Plan): "*Where lands zoned F are to be developed then: Not more than 40% of the land in terms of the built form and surface car parking combined shall be developed upon. Any built form to be developed shall be of a high standard of design including quality finishes and materials. The owner shall enter into agreement with the Planning Authority pursuant to Section 47 of the Planning and Development Act 2000, as amended, or some alternative legally binding agreement restricting the further development of the remaining area (i.e. 60% of the site) which shall be set aside for publicly accessible passive open space or playing fields. Said space shall be provided and laid out in a manner designed to optimise public patronage of the residual open space and/or to protect existing sporting and recreational facilities which may be available for community use.*"

Specific Local Objective No. 10, seeks to retain, improve and encourage the provision of sustainable neighbourhood infrastructure facilities.

Specific Local Objective No. 11, seeks to support the recommendations of the Dundrum Community, Cultural and Civic Action Plan.



Fig. 32 Extract from Dún Laoghaire-Rathdown County Development Plan 2022-2028 NTS

The Development Plan sets out an approach centred on the core principle of sustainability with a focus on creating vibrant, liveable, climate resilient communities. This proposed development of a new public realm and civic plaza is complementary to existing civic and transport infrastructure and will assists in the delivery of numerous policy objectives of the Development Plan.

The Development Plan's main objective "to embrace inclusiveness, champion quality of life through healthy placemaking, grow and attract a diverse innovative economy and deliver this in a manner that enhances our environment for future generations" is supported by these proposed works.

The overarching vision of the development plan is underpinned by five Strategic County Outcomes which permeate all its policy objectives.

Objective 1. Creation of a Climate Resilient County
The proposed development supports residents' enjoyment of local amenities. In addition, the new public realm will increase biodiversity and nature-base SUDS infrastructure in the area.

Objective 2. Creation of a Compact and Connected County
With this development, existing cycling network and public transport links, such as LUAS and bus routes are directly adjacent, a cycle mobility hub is incorporated and an existing underutilised space is repurposed for Community use and enjoyment in the heart of Dundrum village, further enhancing connectivity within the existing community.

Objective 3. Creation of a Network of Liveable Towns and Villages
The development enhances the liveability of Dún Laoghaire–Rathdown by creating opportunities for residents and visitors to more fully experience and enjoy Dundrum Village. Benefiting from excellent connectivity via the LUAS, bus network, road infrastructure, and active travel routes, the scheme will serve a broad catchment and strengthen Dundrum's role as a vibrant and accessible civic destination.

Objective 4. Creation of an Inclusive and Healthy County
This project supports inclusivity by ensuring that the new spaces can be used and enjoyed by all and foster mental and physical health benefits by incorporating spaces for play and relaxation alongside civic and community functions.

Objective 5. Creation of a Vibrant Economic County
The proposed development will enhance the attractiveness and vitality of Dundrum Village by providing high-quality public amenities and transforming a prominent gateway site into an inviting civic space. Through improvements to the public realm, the scheme will strengthen the village's identity, encourage increased footfall and dwell time, and create a welcoming destination for residents, workers, and visitors. The enhanced space will serve as a focal point for meeting, social interaction, and community activity, supporting the ongoing economic and social vibrancy of Dundrum Village.

COUNTY DEVELOPMENT PLAN OBJECTIVES

The proposed development aligns with the following objectives of the Dún Laoghaire-Rathdown County Development Plan 2022-2028

Policy Objective CA18: Urban Greening It is a Policy Objective to retain and promote urban greening - as an essential accompanying policy to compact growth - which supports the health and wellbeing of the living and working population, building resilience to climate change whilst ensuring healthy placemaking. Significant developments shall include urban greening as a fundamental element of the site and building design incorporating measures such as high-quality biodiverse landscaping (including tree planting), nature-based solutions to SUDS and providing attractive routes and facilities for the pedestrian and cyclist (Consistent with RPO 7.6, 7.22, 7.23, 9.10 of the RSES).

Policy Objective PHP2: Sustainable Neighbourhood Infrastructure It is a Policy Objective to:

- Protect and improve existing sustainable neighbourhood infrastructure as appropriate.
- Facilitate the provision of new sustainable neighbourhood infrastructure that is accessible and inclusive for a range of users consistent with RPO 9.13 and RPO 9.14 of the RSES.
- Encourage the provision of multi-functional facilities, space and lands in the delivery and/or improvement of sustainable neighbourhood infrastructure.
-

Policy Objective PHP3: Planning for Sustainable Communities It is a Policy Objective to:

- Plan for communities in accordance with the aims, objectives and principles of 'Sustainable Residential Development in Urban Areas' and the accompanying 'Urban Design Manual – A Best Practice Guide' and any amendment thereof.
- Ensure that an appropriate level of supporting neighbourhood infrastructure is provided or that lands are reserved for Sustainable Neighbourhood Infrastructure (SNI), in conjunction with, and as an integral component of, residential development in new residential communities as identified in the Core Strategy (see Figure 2.9, Chapter 2).
- Identify, provide and/or improve (as appropriate) supporting sustainable neighbourhood infrastructure in tandem with residential development in renewal/ redevelopment areas and existing residential neighbourhoods. M Create healthy and attractive places to live consistent with NPO 4 of the NPF and RPO 9.10 of the RSES

Policy Objective PHP5: Community Facilities It is a Policy Objective to:

- Support the development, improvement and provision of a wide range of community facilities throughout the County where required.
- Facilitate and support the preparation of a countywide Community Strategy.

Policy Objective PHP35: Healthy Placemaking It is a Policy Objective to:

- Ensure that all development is of high-quality design with a focus on healthy placemaking consistent with NPO 4, 26 and 27 of the NPF, and RPO 6.1, 6.12, 9.10 and 9.11 of the RSES.
- Promote the guidance principles set out in the 'Urban Design Manual – A Best Practice Guide' (2009), and in the 'Design Manual for Urban Roads and Streets' (2013).
- Ensure that development proposals are cognisant of the need for proper consideration of context, connectivity, inclusivity, variety, efficiency, distinctiveness, layout, public realm, adaptability, privacy and amenity, parking, wayfinding and detailed design

Policy Objective PHP10: Music, Arts and Cultural Facilities It is a Policy Objective to:

- Facilitate the continued development of arts and cultural facilities throughout Dún Laoghaire-Rathdown in accordance with the County Arts Development Plan, 2016-2022 and any subsequent County Arts Development Policy.
- Facilitate the implementation of the DLR Culture and Creativity Strategy 2018-2022.

Policy Objective PHP14: Age Friendly Strategy It is a Policy Objective to support and facilitate the implementation of the Dún Laoghaire Rathdown Age Friendly Strategy 2016-2020.

Policy Objective PHP15: Healthy County Plan It is a Policy Objective to support and facilitate the creation of a healthy County in accordance with the Dún Laoghaire RathdownHealthy County Plan 2019-2022.

Policy Objective PHP35: Healthy Placemaking It is a Policy Objective to:

- Ensure that all development is of high-quality design with a focus on healthy placemaking consistent with NPO 4, 26 and 27 of the NPF, and RPO 6.1,6.12, 9.10 and 9.11 of the RSES.
- Promote the guidance principles set out in the 'Urban Design Manual –A Best Practice Guide' (2009), and in the 'Design Manual for Urban Roads and Streets' (2013).
- Ensure that development proposals are cognisant of the need for proper consideration of context, connectivity, inclusivity, variety, efficiency, distinctiveness, layout, public realm, adaptability, privacy and amenity, parking, wayfinding and detailed design.

Policy Objective PHP36: Inclusive Design & Universal Access It is a Policy Objective to promote and support the principles of universal design ensuring that all environments are inclusive and can be used to the fullest extent possible by all users regardless of age, ability or disability consistent with RPO 9.12 and 9.13 of the RSES.

Policy Objective PHP37: Public Realm Design It is a Policy Objective that all development proposals, whether in established areas or in new growth nodes, should contribute positively to an enhanced public realm and should demonstrate that the highest quality in public realm design is achieved.

Policy Objective T3: Delivery of Enabling Transport Infrastructure It is a Policy Objective to support the delivery of enabling transport infrastructure so as to allow development take place in accordance with the Core Strategy of this Plan and the settlement strategy of the RSES. (Consistent with RPO 4.40, 10.2, 10.3, 10.11, 10.16 of the RSES).

Policy Objective T4: Development of Sustainable Travel and Transport It is a Policy Objective to promote, facilitate and cooperate with other transport agencies in securing the implementation of the transport strategy for the County and the wider Metropolitan Area as set out in Department of Transport's 'Smarter Travel A Sustainable Transport Future 2009 –2020', and subsequent updates and the NTA's 'Transport Strategy for the Greater Dublin Area 2016-2035' and subsequent updates, the RSES and the MASP. (Consistent with NPOs 26, 64 of the NPF and RPOs 5.2, 5.3, 8.4, 8.7, 8.8 and 8.9 of the RSES)

Policy Objective T7: Public Transport Interchanges It is a Policy Objective to facilitate the provision of quality public transport interchanges at strategic rail, Luas stations and Core Bus Corridors within the County in accordance with national and regional guidelines in order to facilitate focussed access to multiple public transport modes and to maximize the movement of people via sustainable modes.

Policy Objective T11: Walking and Cycling It is a Policy Objective to secure the development of a high quality, fully connected and inclusive walking and cycling network across the County and the integration of walking, cycling and physical activity with placemaking including public realm permeability improvements. (Consistent with NPO 27 and 64 of the NPF and RPO 5.2 of the RSES)

Policy Objective T12: Footways and Pedestrian Routes It is a Policy Objective to maintain and expand the footway and pedestrian route network to provide for accessible, safe pedestrian routes within the County in accordance with best accessibility practice. (Consistent with NPO 27 and 64 of the NPF and RPO 5.3 of the RSES)

Policy Objective T15: Bike Rental Schemes It is a Policy Objective to support the provision of bike rental (pedal, e-bike, and other powered personal vehicles) across the County.

Policy Objective T31: Accessibility It is a Policy Objective to support suitable access for people with disabilities, including improvements to transport, streets and public spaces. Accessibility primarily concerns people with reduced mobility, persons with disabilities, older persons and children. (Consistent with RPO 9.1 and 9.10 of the RSES)

Policy Objective MFC3: Placemaking in our Towns and Villages It is a Policy Objective of the Council to support proposals for development in towns and villages that provide for a framework forrenewal where relevant and ensure the creation of a high-quality public realm and sense of place. Proposals should also enhance the unique character of the County's Main streets where relevant.



Fig. 33 Healthy Placemaking, Chapter 4 – Neighbourhood- People Homes and Place of the Development Plan (original source: RSES)

Policy Objective MFC2: Accessible and Inclusive Multifunctional Centres It is a Policy Objective of the Council to promote accessibility to Major Town Centres, District Centres and Neighbourhood Centres by sustainable modes of transportation inorder to encourage multi-purpose shopping, business and leisure trips as part of the same journey.

Policy Objective RET5: Major Town Centres It is a Policy Objective of the Council to maintain the two Major Town Centres – Dún Laoghaire and Dundrum – as the primary retail centres in the Countyand to support their evolving multifunctional role. The vitality of the towns will be enhanced by their mixed-use nature. In addition to retail, these centres must include community, cultural, civic, leisure, restaurants, bars and cafes, entertainment, employment and residential uses. Development shall be designed so as to enhance the creation of a sense of place.

Policy Objective EI6: Sustainable Drainage Systems It is a Policy Objective to ensure that all development proposals incorporate Sustainable Drainage Systems (SuDS).

Policy Objective EI15: Light Pollution It is a Policy Objective to ensure that the design of external lighting schemes minimise the incidence of light spillage or pollution in the immediate surrounding environment and has due regard to the residential amenity of surrounding areas.

Policy Objective EI19: Overhead Cables It is a Policy Objective to seek the undergrounding of all electricity, telephone and television cables wherever possible, in the interests of visual amenity and public health.

Policy Objective HER9: Protected Structures Applications and Documentation It is a Policy Objective to requireall planning applications relating to Protected Structures to contain the appropriate level of documentation in accordance with Article 23 (2) of the Planning Regulations and Chapter 6 and Appendix B of the 'Architectural Heritage Protection Guidelines for Planning Authorities', or anyvariation thereof.

Policy Objective OSR2: Hierarchy of Parks and Public Open Space It is a Policy Objective to provide a hierarchy of attractive parks and public open spaces, which vary in size and nature, are all inclusive, by being readily accessible and at a convenient distance from people's home and/ or places of work.

Policy Objective OSR5: Public Health, Open Space and Healthy Placemaking It is a Policy Objective to support the objectives of public health policy including Healthy Ireland and the National Physical Activity Plan (NPAP) 2016, to increase physical activity levels across the whole population thus creating a society, which facilities people whether at home, at work or at play to lead a more active way of life (consistent with RPO 9.16).

Policy Objective OSR7: Trees, Woodland and Forestry It is a Policy Objective to implement the objectives and policies of the Tree Policy and the forthcoming Tree Strategy for the County, to ensure that the tree cover in the County is managed, and developed to optimise the environmental, climatic and educational benefits, which derive from an 'urban forest', and include a holistic 'urban forestry' approach.

Policy Objective OSR13: Play Facilities and Nature Based Play It is a Policy Objective to support the provision of structured, and unstructured play areas with appropriate equipment and facilities, incorporating and facilitating Nature-based Play with respect to the provision of Play Opportunities throughout the County, and to support the aspirations of the forthcoming Play Policy prepared within the lifetime of the Plan. These play facilities will also seek to maximise inclusivity and accessibility, to ensure that the needs of all age groups and abilities - children, teenagers, adults and older people – are facilitated in the public parks, open spaces and the public realm of Dún Laoghaire-Rathdown



Fig. 34 Extract from the Dundrum LAP, with Key Development Areas/ Sites highlighted.

DUNDRUM LOCAL AREA PLAN 2023

The site is located in what is referred to within the Dundrum Local Area Plan 2023 as Key Development Area (KDA) 2. The proposed public realm and civic plaza at KDA 2 gives direct effect to the vision of the LAP for Dundrum as "*a vibrant, inclusive, sustainable and attractive town*" and supports the delivery of the LAP's ten-minute neighbourhood concept by providing a high-quality civic destination at a major public transport interchange.

The civic plaza directly delivers the objectives of the **Taney Cross Key Development Area (KDA 2)**, including:

TC6, which requires the development of a new south-facing civic space incorporating hard and soft landscaping and street furniture appropriate to its civic function.

TC7, which seeks to reduce severance at Taney Cross, improve the pedestrian experience, enhance the public realm and reconnect the area with the wider town centre.

TC10, which requires development that makes a significant contribution to Dundrum's sense of place and to the civic, cultural and community life of the area.

OSC5 relates more directly to KDA 1, at the Old Shopping Centre, but stipulates integration between the two KDA sites, creating a cohesive arrival space in Dundrum

The proposal also aligns with the wider urban design and public realm provisions of the LAP, including:

Policy DLAP5 – Public Realm, which seeks connected, attractive, and well-used public spaces that create a pedestrian-centred environment.

Policy DLAP6 – Public Realm Rebalancing, which promotes the reallocation of space towards pedestrians, cyclists, and urban greening.

The urban design objective of strengthening Dundrum's public realm, reinforcing local identity and improving pedestrian permeability and connectivity.

The scheme also supports the transport and movement objectives of the LAP by integrating with the proposed enhanced Bus-LUAS interchange and mobility hub at Taney Cross, including:

Objective T5, which seeks the upgrade of Taney Cross and the Bus-LUAS interchange to provide a safe, efficient, and attractive environment for pedestrians, cyclists and public transport users.

Objective T6, which supports the delivery of a mobility hub and improved access to Dundrum LUAS Station.

Objective T7, which promotes improved pedestrian and cycling facilities throughout the Taney Cross area.

Furthermore, the proposal supports **Objective MTC1**, which seeks to create a sustainable and vibrant multifunctional Major Town Centre that serves as a focus for retail, social and community interaction, and **Policy DLAP42**, which promotes Dundrum as an accessible multifunctional centre serving the wider community.

The proposed civic plaza at KDA 2 directly supports **Objective P3** which seeks to provide a new multi-functional, purpose-built community, cultural and civic facility in a landmark building. The public realm proposal facilitates and complements the delivery of this objective by providing a high-quality civic space capable of accommodating community gathering, cultural activity, informal recreation, and social interaction, thereby contributing to the creation of a civic focus for Dundrum at Taney Cross in advance of a longer-term objective to provide a community, cultural and civic building within the Community Core of Dundrum.

PLANNING HISTORY

ABP-313220-22
Application received by DLRCC: 31 March 2022
Strategic Housing Development comprising 881 apartments, retail uses, public realm, bridge connection to Sweetmount Park and associated works.
Refused by An Bord Pleanála.
Not Implemented
Key planning considerations included the strategic gateway function of the site, placemaking, connectivity to Sweetmount Park, pedestrian and cycle permeability, civic function, flood risk, heritage integration, and public realm quality.

D08A/0231
Received: 27 February 2008.
Granted: 16 March 2009 (Order P/0815/09).
Revised and consolidated Phase 2 town centre redevelopment including retail, hotel, library, leisure, residential, public squares, pedestrian bridge and upgraded Sweetmount Park.
Granted.
Not implemented other than the Upgrade of Sweetmount Park.
Upgrade of Sweetmount Park required. Library / cultural facility required. Public right of way through the site required. Pedestrian bridge design, security, lighting and maintenance required. Significant emphasis on civic facilities and public realm delivery.

D07A/0719
Received: 28 May 2007.
Granted: 20 July 2007 (Order P/3762/07).
Change of use of residential units at 1 & 1A Waldemar Terrace to offices.
Granted.
Implemented and the buildings are currently occupied by the Rosemont Family Resource Centre.
Limited relevance to the civic space itself but forms part of the wider lands adjoining the northern gateway area. No significant concerns raised.

D07A/0261
Received: 27 February 2007.
Granted: 1 February 2008 (Final Grant Order P/0327/08).
Major amendments including Sweetmount Park upgrade, pedestrian bridge modifications, Dundrum Bypass underpass, bypass widening works, public realm improvements, and access changes.

Granted.
Partially implemented elements only.
Retention of Sweetmount Park as public open space. Maintenance of public rights of way. Pedestrian bridge security. Public lighting. Play facilities. Landscaping. Tree protection. Traffic and road safety issues.

D06A/0506
Received: 2006
Amendments to the approved Phase 2 redevelopment, including increased retail floorspace, apartments and parking.
Granted (subsequently incorporated into later permissions).
Not implemented
Intensification of development, traffic impacts, parking provision and balance between retail and non-retail uses.

D04A/1456
Granted: 2004
Amendments to the Phase 2 mixed-use town centre scheme.
Granted.
Not implemented.
Refinements to layout, access and public realm arrangements associated with later civic space proposals.

D03A/0207 (ABP Ref. PL06D.204042)
Original permission granted circa 2003-2004.
Original Phase 2 mixed-use town centre redevelopment comprising retail, hotel, residential, library, civic uses and public realm.
Granted by An Bord Pleanála.
Not implemented
Established the principle of significant civic, community and public realm functions at the northern gateway to Dundrum and formed the basis for all subsequent proposals.

A review of the planning history demonstrates a long-standing and consistent planning objective to enhance the northern gateway to Dundrum through the delivery of high-quality public realm, improved connectivity and civic infrastructure. Over successive permissions and proposals, recurring themes have included the enhancement of Sweetmount Park, the provision of improved pedestrian and cycle connectivity between Main Street and Sweetmount Park, the maintenance of permeability and public access, the delivery of civic, community and cultural uses, and the creation of a distinctive public destination at this strategically important location. The current proposal builds upon these established planning principles and represents the latest step in the evolution of a civic and public realm focus at the location of the site.

6.0 CONCLUSION

The proposed Public Realm and Plaza East and North of Waldemar Terrace will transform an underutilised, transport-dominated area into a high-quality civic destination at the heart of Dundrum. The scheme will deliver significant public realm improvements, enhanced pedestrian and cycling connectivity, urban greening, biodiversity benefits, opportunities for play and recreation, and a welcoming space for community interaction and cultural activity. By creating a distinctive and accessible civic environment, the development will strengthen Dundrum's sense of place, support the objectives of the Dundrum LAP 2023 and the Dún Laoghaire-Rathdown County Development Plan 2022–2028, and contribute to the ongoing regeneration and vitality of Dundrum as a vibrant, inclusive and sustainable village centre.



Fig. 35 CGI of informal play space and the new mobility hub with the William Dargan LUAS Bridge beyond

dlrcoco.citizenspace.com
dlrcoco.ie

dlr Ailtirí
dlr Arcitects

Comhairle Contae County Council