



- Engagement Strategy & Timeline
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- General Questions and Discussion
- Poll to Establish Priorities
- Next Steps



- Constructive engagement in the process with focus on specific and definable goals that have greatest benefit to our community
- Being really clear on what our top priorities are
- Focus on things that should matter to us (vs opinion but less of a direct impact)
- Maintain a relatively short and consistent list of ideas and issues that we can keep coming back to; and ensure all stakeholders are aware of these

Land Development Agency Timeline

DUNDRUM CENTRAL SITE

End of Feb 2021	Concept Stage	■ Current Stage ■ High level outline design concepts ■ Not the final proposed design for Planning
First Half of 2021	Masterplan Development	■ LDA develop masterplan in greater detail ■ LDA carry out further technical surveys and studies (traffic, environment, etc) ■ Community feedback at Concept Stage contributes to masterplan development
Second Half of 2021	Planning Submission	■ LDA submits final proposed planning design directly to An Bord Pleanála ■ LDA must launch a dedicated website with full planning design ■ Public can make observations to ABP similar to normal Planning process

Engagement Activity

DUNDRUM CENTRAL SITE

End of Feb 2021	Concept Stage	■ Understand LDA goals and design ethos. Make LDA aware of our community ■ Engage with the LDA on issues that impact our estate ■ Engage with surrounding communities to find common goals ■ Engage community members to agree Our Priorities
First Half of 2021	Masterplan Development	■ Engage LDA on Our Priorities before Planning submission ■ Lobby LDA to release design before Planning submission
Second Half of 2021	Planning Submission	■ Prepare observations in response to proposed Planning Design

Our Engagement & Learnings to Date

DUNDRUM CENTRAL SITE



Highfield & Westbrook
Residents' Association

- Introductory Meeting
December 15th 2020
- Further Meeting
February 8th 2021
- We have shared initial
views on potential
issues with the concept
design

Some takeaways & learnings to date

- LDA overarching goal is maximising affordable housing. Considered a flagship project for the LDA.
- Strong character of buildings, walled garden, pond, orchard, trees of high quality.
- Strong push for sustainability and environment.
- Design goals for open space are well above regulation mandated 25%.
- LDA intent is to use building heights to maximise open space while achieving density.
- Some buildings at the centre of the site may be up to 14 floors (concept not final).
- Envisage 1,300 units with c. 3,000 people and c. 400 car spaces. No underground parking in the design.
- Housing mix not decided, by indicated c. 40% 1 bed, 50% 2 bed and 10% 3 bed.
- Pedestrian / bike permeability and access to amenities for the local community.
- Only one 2-way vehicular access currently. Consideration of a second 1-way vehicle access at Larchfield.
- Development will be on a phased basis over a long period of time... may be 10 years.
- 4,500 sqm can be non-residential. Will be used for amenities like cafes, shop, community centre etc.
- Design plan envisages lowering elements of the wall on Dundrum road and opening up the landscape.
- Guided walking tours may be made available to the public at some stage.
- Design team still working on how to present the proposed design and what models to be put on display.

Proposed Housing

It is envisaged that this new neighbourhood will cater for approx. 1,300 new homes. A variety of housing typologies are proposed to respect and integrate with the surrounding community.



Housing References
Sample images representing possible housing types at Dundrum Central



Site Accessibility

Summary

-  Primary Street / Vehicle Circulation
-  Potential One-Way Route
-  Shared Surface Areas
-  Home Zone
-  Pedestrian / Cycle Routes
-  Existing Bus Route





Questions and Discussion

Poll to Establish Community Priorities

DUNDRUM CENTRAL SITE

How would we collectively rank these 8 areas

- Traffic volumes and access to Dundrum Road
- Impact of construction - traffic, noise, other
- Housing model conducive to strong community
- Car parking provisions
- Wider public infrastructure and public transport
- Public park, open space and permeability
- Building height
- Community facilities

Zoom Poll

- ✓ We will vote 7 times
- ✓ Each time you will choose your top priority from the list
- ✓ You will see the results from each poll
- ✓ We will remove the most voted item after each poll
- ✓ At the end we will have ranked the eight items based on the voting
- ✓ We will have a practice run!

Results of our meeting Poll

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Traffic was ranked the highest priority. All issues were considered important for our community

- Traffic volumes and access to Dundrum Road
- Housing model conducive to strong community
- Wider public infrastructure and public transport
- Public park, open space and permeability
- Building height
- Car parking provisions
- Community facilities
- Impact of construction - traffic, noise, other environmental considerations

Our Proposed Next Steps

DUNDRUM CENTRAL SITE

All with an opinion are encouraged to submit individual responses via dundrumcentral.com **before February 28.**

Our proposed next steps are

- Meet with DLR traffic management division to understand integration with existing plans
- Continue our engagement with local residents association, to understand others views and approaches. Potential for join submission.
- Ensure our local political representatives understand our priorities and views
- Review master plan detailed design once available

Please contact a committee member or email the association at **residentsassociation@highfieldwestbrook.ie**

We will continue to keep you community informed as information becomes available