



An  
Bord  
Pleanála

## Observation on a Strategic Housing Development application

### Observer's details

#### 1. Observer's details (person making the observation)

If you are making the observation, write your full name and address.

If you are an agent completing the observation for someone else, write the observer's details:

(a) Observer's name

Ann Kelleher and Eugene McVeigh

(b) Observer's postal address

16 Frankfort Park Dundrum, Dublin 14

### Agent's details

#### 2. Agent's details (if applicable)

If you are an agent and are acting for someone else **on this observation**, please **also** write your details below.

If you are not using an agent, please write "Not applicable" below.

(a) Agent's name

Click or tap here to enter text.

(b) Agent's postal address

Click or tap here to enter text.

## Postal address for letters

3. During the process to decide the application, we will post information and items to you **or** to your agent. For this **current application**, who should we write to? (Please tick ✓ one box only)

**You (the observer) at the postal address in Part 1**

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**The agent at the postal address in Part 2**

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## Details about the proposed development

4. Please provide details about the **current application** you wish to make an observation on.

- (a) **An Bord Pleanála case number for the current application (if available)**  
(for example: 300000)

313220

- (b) **Name or description of proposed development**

Development of Old Dundrum shopping centre

- (c) **Location of proposed development**

(for example: 1 Main Street, Baile Fearainn, Co Abhaile)

Main Street Dundrum, Dublin 14

## Observation details

### 5. Grounds

Please describe the grounds of your observation (planning reasons and arguments). You can type or write them in the space below. There is **no word** limit as the box expands to fit what you write. You can also insert photographs or images in this box.

(See part 6 – Supporting materials for more information.)

We recognise that we need more houses and that it makes sense to build more homes in Dundrum given the proximity and access to the city with good public transport as well as the excellent amenities in this area. We have lived in Dundrum since 2009 and appreciate that it is a great place to raise a family. There is a wealth of facilities and amenities and fantastic schools and a wonderful community spirit.

While we recognise that the provision of more homes is vital for our society and economy we believe the proposal is vastly in excess of what would be an appropriate development for the area. In particular five stories on Main Street will destroy the character of the existing village. Further the demolition of the historic buildings in the Architectural Conservation Area is a further backward step.

We are extremely disappointed in the lack of provision of civic, cultural and community facilities. For example, the area is in chronic need of a new library and this would be an excellent opportunity to provide one as part of the development. Further we feel the proposal is missing an opportunity to enhance the existing village through the provision of a civic square/heart of the village. This would benefit existing and new inhabitants alike.

## **5. Grounds**

The proposed density, with blocks 8 and 12 stories high and one block of 16 stories is excessive and will be overbearing having regard to the surrounding area.

In conclusion, we support development, particularly of family homes and recognise that Dundrum can accommodate a larger population given the its location and amenities. However we believe this proposal is far in excess of what is reasonable for this area.

## Supporting materials

6. If you wish, you can include supporting materials with your observation.

Supporting materials include:

- photographs,
- plans,
- surveys,
- drawings,
- digital videos or DVDs,
- technical guidance, or
- other supporting materials.

If your supporting materials are physical objects, **you must send** them together with your observation by post or deliver it in person to our office. You cannot use the online uploader facility.

**Remember:** You can insert photographs and similar items in part 5 of this form – Observation details

## Fee

7. You **must** make sure that the correct fee is included with your observation.

**Observers (except prescribed bodies)**

- strategic housing observation **only** is €20.
- strategic housing observation **and** oral hearing request is €70

## Oral hearing request

8. If you wish to [request the Board to hold an oral hearing](#), please tick the “Yes, I wish to request an oral hearing” box below.

Please note you will have to pay the correct **additional non-refundable fee** to request an oral hearing. You can find information on how to make this request on [our website](#) or by contacting us.

If you do not wish to request an oral hearing, please tick the “No, I do not wish to request an oral hearing” box.

**Yes, I wish to request an oral hearing**

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**No, I do not wish to request an oral hearing**

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## Final steps before you send us your observation

9. If you are sending us your observation using the online uploader facility, remember to save this document as a Microsoft Word document or a PDF and title it with:

- the case number and your name, or
- the name and location of the development and your name.

If you are sending your observation to us by post or delivering in person, remember to print off all the pages of this document and send it to us.

The National Adult Literacy Agency (NALA) has awarded this document its Plain English Mark. Last updated: November 2020



**For Office Use Only**

<b>FEM – Received</b>		<b>SHU – Processed</b>	
Initials		Initials	
Date		Date	

**Notes**