



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

Caroline Welsh

(b) Observer's
postal address

131 Weston Park, Churchtown D14 YT71

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

☒

The agent at the postal address in Part 2

☐

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**

Old Dundrum Shopping Centre

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

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

Main St, Dundrum

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.)

I am writing to lodge my strong objection to the proposed SHD in the Old Shopping Centre Dundrum (Ref 313220).

The proposed development is an extremely dense 95% residential development (over 800 apartments) and is a material contravention of the local area plan for Dundrum. This development cannot be allowed to go ahead as proposed - there is little to no cultural, civic and community space as it is AND this space was earmarked in the LAP as a space that could be used by the community. This developer has not engaged in any way with the local community representatives and is clearly interested only in getting as many apartments as possible into this space.

Most locals would be happy to see the many apartments built in this site but there is a responsibility on the developer to consider quality of life especially for families. A 95% residential development of this density will not work for anyone. I feel that this development will severely negatively impact the existing residents of the area who are already starved of public spaces such as green spaces or a civic square/plaza.

5. Grounds

The removal and destruction of existing retail units on main street, some of which were recently designated as architectural conservation area in the new county development plan, will turn the main street into a residential "tunnel". The main street should be an area that attracts locals for cultural, leisure, and retail activities. This will not happen if this proposal goes ahead in my opinion.

The local population is already expected to grow massively due to other developments on the horizon. This further increases the need for a sensitive main street development that is in keeping with the history and existing streetscape, and more importantly, one that provides for all the local population in terms of civic, cultural and community space.

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

☐

No, I do not wish to request an oral hearing

☒

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

FEM – Received		SHU – Processed	
Initials		Initials	
Date		Date	

Notes