



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

Conor Meehan

(b) Observer's  
postal address

27 Ashlawn, Ballinteer Road, Dublin 16

### 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

N/A

(b) Agent's postal  
address

N/A

## 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**

Hammerson-Allianz SHD for Dundrum

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

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

Old Dundrum Shopping Centre, Main Street, Duncrum

## 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.)

1. **Lack of provision** in the developer's plans for vitally important amenities spaces, services or facilities, with respect to cultural, civic and community building purposes – in an already expanding immediate local population.

2. Plans propose buildings of **greater than 4 stories** along historic Main Street, in contravention of the historic character and streetscape of this location. A more nuanced approach to regenerating this area IS possible - the developers proposal are concerning for disregard/ignorance of same.

3. Rapid high density population enlargement will **overwhelm local transport, school and amenities** – there is no advertised provision at council level to expand such public services to match such greatly increased numbers of residents. Approval of the proposed development would risk inflicting a devastating and reckless assault on the current access to such basic public services – on the part of the developer and the planning board.

4. **Insufficient provision** of entertainment & retail facilities at the site – in spite of the sites' zoning categorisation as "Major Town Centre" , developers propose 95% residential units. Coupled with the **lack of a civic square or plaza** at the heart of the development, and reduction of retail units at Main Street, valuable opportunities for local business and producers to showcase their products at markets and regular events will be a threat to the existing vibrancy and attraction of the location to residents and visitors alike.

## 5. Grounds

5. Overall **height and density** of proposed residential blocks towers in a small site. The threat of 11 blocks of flats totalling 8-, 12- and 16-stories is sadly reminiscent of the disastrous **social and national failure of Ballymun**, but with (per news reports ) the State/Social housing component being costed at a **seemingly exorbitant rate** to the taxpayer, but with much less guarantee of value for money than the ill-fated now demolished Ballymun development. If approved by planners – as with **recent developments approved by planners in drumcondra** and elsewhere – this build, even casual observers have agreed, will cast an overbearing intrusion on the surrounding low-lying, low density mature suburban housing and communities.

6. **Employment opportunities** doubtful for newly influxed apartment residents – can An Bord Pleanala justify approval of large apartment blocks where local employment and business is not also supported – and so the dwellers will commute and not have vested interest or attachment to the local area – also creating childcare needs and challenges instead of having local convenient jobs.

7. Demolition of historic Main Street architecturally important structures – although not designated as an architectural conservation area under Co. Devel Plan 2022-28.

8. Locals such as myself fear lack of e.g. sufficient school places for new and established resident families – the local area needs a development plan to sustainably grow the population – the mentioned development has an emphasis on quantity – without credible bona fides that the impact on quality of life for all dwellers in the area, and antisocial potential are of any concern or interest to the involved financiers. The local county council could invest its funds equally well without enabling potentially irreversible damage to the local architecture and civic /social outlets.

## **5. Grounds**

Please see the publically available SHD plans from Hammerson-Allianz for reference.

## 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**