



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

David McLoughlin

(b) Observer's postal address

2 The Grove, Meadow Mount, Dundrum, Dublin 16,
D16V9T2, Ireland

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**

Old Dundrum Shopping Centre, Main Street, Dundrum

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

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

Old Dundrum Shopping Centre, Main Street, 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.)

The proposed redevelopment of the old Dundrum shopping centre in south Dublin is gigantic and entirely out of scale with the surrounding area. It is in no way in keeping with the new development plan for Dún Laoghaire-Rathdown County Council. The scheme is overwhelming in height, scale, massing and bulk. It's a visually dominant scheme which would alter the site in a profoundly negative manner. The proposed redevelopment would mean buildings of architectural value would be demolished and existing buildings would be dwarfed by five-storey buildings fronting onto the main street in a development with poor location of public space – when a civic space should be used to open up the area to provide amenity value.

The redevelopment of the old Dundrum shopping centre needs to be:

- Thriving, attractive and welcoming.
- Respectful of Dundrum's heritage and streetscape.
- A balanced development, with residential, office, retail and leisure elements.
- With a civic, community and cultural centre at its heart.
- A connected environment, friendly to pedestrians and cyclists.
- A good place for local independent businesses.
- Inclusive and accessible for all.
- A sustainable and future proofed built environment.

5. Grounds

I respectfully urge An Bord Pleanála to **reject** this proposed development of the old Dundrum Shopping Centre, and instead, for An Bord Pleanála to engage with all stakeholders to ensure that Dundrum will be a place that respects and reflects its unique history and heritage, and will be a thriving, attractive and welcoming place for everyone in the local community, those who work here, and its many visitors.

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

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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

FEM – Received		SHU – Processed	
Initials		Initials	
Date		Date	

Notes