



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

John Mac Polin & Jennifer Murray

(b) Observer's
postal address

54 Landscape Park, Churchtown, Dublin 14,
D14RX63

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

Not applicable

(b) Agent's postal
address

Not applicable

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**

Dundrum Village SHD

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

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

Old Shopping Centre , 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.)

Material contravention of the development plan.

There are only two areas with land zoning objective MTC in the county: Dun Laoghaire Town Centre and Dundrum Village.

ZONING OBJECTIVE 'MTC' 'To protect, provide for and/or improve major town centre facilities'.

The site of the proposed Dundrum Village development is in the very centre of Dundrum Village on lands that are zoned MTC, Major Town Centre.

In an area zoned MTC, it would be expected that the mix of uses on very large development sites, such as the subject site, should be applied to a greater proportion of the total area of development, should be wide ranging and should include many of the uses that are permitted in principle.

In this application there is very little mix of uses proposed. 95% of the development area is proposed as residential use (apartments) with only 5% of the development in other non-residential use. The non-residential uses include some small scale retail units, a foodstore, a café/ restaurant and creche. The proposed mix of uses is extremely limited and appears to be a token gesture. Given that this site alone accounts for approximately one quarter of the entire Major Town Centre, it is entirely disproportionate to propose a development with such an imbalance in the quantum of residential development compared to non-residential uses. To develop Dundrum Village in this manner would also be a missed opportunity and

5. Grounds

the development site could be used to include other civic uses, cultural uses, leisure uses, or any other type of uses that would lead to the creation of a cohesive , attractive, functional and sustainable town centre.

The application is lodged under the name Dundrum Village but the content of the application demonstrates that the idea of contributing to the creation of a Village or even a Town Centre is a nuisance to the applicant. A much greater mix of uses and activities would be appropriate in this major town centre area. The exaggeratedly high concentration of residential use and the disproportionately small quantum of other uses would not lead to satisfactory development that is in keeping with the intent of the development plan.

Scale, height, bulk and mass.

It is a policy objective to support the consideration of increased heights and also to consider taller buildings where appropriate in the Major Town Centres of Dún Laoghaire and Dundrum. Increased height is described as being when the proposed height of a building exceeds the prevailing height for the area. Taller buildings are defined as those that are significantly taller (more than 2 storeys taller) than the prevailing height for the area.

Proposals for increased height must ensure a balance between the reasonable protection of existing amenities and environmental sensitivities, protection of residential amenity and the established character of the area. Any such proposals must be assessed in accordance with the performance based criteria.

While it may be possible to propose increased height at this location, the radical transition in scale from that of the immediate surroundings in the village and adjacent residential neighbourhood seems excessive.

5. Grounds

The extensive elongated building footprints and the plan forms of the proposed buildings that constitute the corner of Main Street and that wrap around onto the bypass road lead to an almost continuous wall of buildings around the perimeter of the site. The alignment of the buildings from the north around to the south of the site runs parallel to the site boundary with little relief, little variation and relatively small gaps leading into internal residential courtyards. When approached from any direction, the entire west side of the site will read as a foreboding, continuous single structure.

The height and massing of the proposed development is excessive at this location. Supposed justification for the heights of the tallest elements of the development , 8 to 12 storeys stepping up to 16 storeys, relies on the arguments that a “landmark” is needed at the subject site to act as a “gateway” to the Town Centre.

The award-winning William Dargan cable-stay bridge carrying the Luas green line is a striking and highly visible landmark structure that clearly denotes the gateway to Dundrum Village. Another “landmark” positioned adjacent to the existing bridge structure is senseless at this location.

The applicant also states that the architects, “investigated a variety of options ranging from 12 to 24 storeys. 16 storeys was chosen as a reasonable balance between the policy imperatives of density on a MTC site and the existing context.” Delivering greater density developments and taking cognisance of the existing context can be achieved by other means than through the stacking of floor plates.

While we recognise that there is an urgent need for additional housing in the greater Dublin area, there is also a duty of planners to ensure that any significant new developments are : designed in a manner that is sensitive to the current

5. Grounds

surrounding areas; address the long-term needs of a community; and respect planning objectives for the local area.

End.

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