



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

Maeve Henson

(b) Observer's postal address

21 Woodlawn Park, Churchtown, 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

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**

Site incorporating the old Dundrum Shopping Centre known as Dundrum Village Centre. Permission for a Strategic Housing Development consisting of a total gross floor area (gfa) of 88,442.0sqm comprising 881 apartments and ancillary accommodation totalling 83,983.3sqm GFA and 4,458.7sqm of non-residential uses.

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

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

The Old Dundrum Shopping Centre and Other Properties, 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.)

1. The proposed development is inappropriate and high density where the locality lacks the infrastructure to allow individuals any reasonable normal standard of living.
2. There are insufficient green spaces for individuals who end up living in high-rise developments.
3. The proposed height of the development of up to 16 floors is completely overbearing and not in keeping with the local area. This will adversely affect the local residential areas and in particular will adversely affect the residents in the Dundrum area. This will set a dangerous precedent for other developments in the vicinity and local area.
4. The local public transport will not be able to cope with the additional demand as a result of a development of this scale. The site visit of the transport report was conducted on 10 January 2022, a Monday morning during COVID related restrictions. This is not reflective of pre-COVID normal traffic volumes and significantly underestimates the adverse impact on traffic volumes the proposed development would have in the local area.
5. The Mobility Management Plan Stage 3 Report at 3.3.9 gives no basis to the conclusion that *“it is fully expected that the additional demand from the development can be accommodated through the increased public transport capacity and frequency of services that*

5. Grounds

will be delivered in the Dundrum area". Pre-COVID levels of public transport use were already under significant pressure, with many LUAS users failing to get onto the LUAS at the Dundrum LUAS stop during peak times. The proposed development will only further add to and compound this problem.

6. The development contravenes the current Dun Laoghaire Rathdown County Development Plan.
7. The development will diminish the value and enjoyment of housing units within the local area due and will have a detrimental effect for the reasons stated above. The development should be refused planning permission absolutely.

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