

# 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

Piotr Czarnecki

(b) Observer's postal address

The Bungalow  
Dundrum Road  
D14E4P5

## 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 Street, Dundrum, Co Dublin



## 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.)

## 5. Grounds

First and foremost the proposed development is 95 % residential and contributes very little to the local area, its infrastructure and residents. No commercial, cultural, public or leisure space nor any significant employment opportunities are included in the planning for this development. This contradicts Dun Laoghaire - Rathdown's County Council Development Plan and proposed land use zoning of the MTC (Major Town Centre).

The proposed building complex will replace several sites of heritage significance as well as rid of some of the local grassroots business initiatives (such as The Good Neighbour) and specialized retail (Polonez). The planned construction, that according to the developer's plans will last 8 years, would significantly impair the local traffic, already heavy at peak times. The public transport will also suffer greatly, especially the already overcrowded Luas after the completion of the project. Having had to use ambulance services a number of times in the past years, I fear that the construction works and intensification of the traffic as the result of the densification of the local population will obstruct the access of the emergency services to the area.

Also with the increased numbers of residents, the other essential public utilities services such as water supply will surely suffer a significant strain as there is no update of the infrastructure planned along this residential project. Having lived in the household which experienced major water pressure problems during the period of the pandemic, I also fear this development will put a significant strain on the water pressure in my immediate surroundings as well as in greater Dundrum area.

As a local resident, I strongly oppose the development of such magnitude due to negative impact it will have on the local community, during the construction period and after the completion of the project. The



## 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**

<b>FEM – Received</b>		<b>SHU – Processed</b>	
Initials		Initials	
Date		Date	

**Notes**