



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

Wendy Zhu

(b) Observer's
postal address

13 The Nurseries, Taney Road, 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

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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**

The Hammerson-Allianz SHD Plans for Dundrum Village

- (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.)

To Whom It May Concern,

I bought my house in the old Dundrum village area, because I really enjoy the historic character, the retail, entertainment, and other essential facilities and service the Dundrum village provided. Our clinic, dentists are all in this area, my kids go to music school in the village 3 times a week. I was shocked when I first saw the new development, how bad it will impact my life, and will be the same to other people living in this area. I am starting to regret my investment. Here is my objection point:

- The plans for this small site are for 11 apartment blocks, some of 5 storeys on Main Street west, others between 8 and 12 storeys, and one rising to 16 storeys at the northern end opposite. Together this development will be hugely overbearing and very high-density living environment, it is out of keeping with the surrounding low-rise and low-density suburban environment.
- The proposed development will be 95% residential, very limited provision of retail, entertainment, and other necessary facilities, no public space at all. Those are required by the Town Centre zoning on the site. Consider the amount of people will move in, and lack of living facilities and service, it is a material contravention of the zoning plan.

5. Grounds

- There is no substantial provision in the plans for civic, cultural and community facilities, spaces, and services. The public space is needed for community events like the Dundrum festival, farmer's market, outdoor concerts, and films. These are vital to serve who will come to live in Dundrum village, as well as the rapidly expanding population in the immediate area.
- The impact to the traffic, and the transport infrastructure, that is already quite busy in this area.

Yours sincerely,

Wendy Zhu

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