



## 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

Ann Marie Freyne

(b) Observer's postal address

89 Meadow Mount, Churchtown, Dublin 16, D16 E950

## 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

n/a

(b) Agent's postal address

n/a

## 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**

Dundrum Village Centre

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

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

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.)

Dundrum village is the closet suburban village to my house and an important central hub for the area. The side of the main street on which the old shopping centre resides contains several useful amenities (we regularly use the supermarket, vet, post office and coffee shop) which have unfortunately become run down over the years due to lack of investment. As such, a redevelopment of the area is welcome. However, any such redevelopment needs to be in keeping with the area. The proposed development of Dundrum centre is completely out of character with the village. The height and density would ruin the look and feel of the village and be completely overbearing on the surrounding area.

I work in the city centre and get the Luas into the office. As it stands, it is extremely difficult to get on an already packed Luas in the morning – often having to wait for 2 or 3 to pass before I can squeeze on to one. A further 881 apartments in the village (in addition to the 977 homes proposed for the Central Mental Hospital site) would place even more pressure on the existing transport services making public transport an almost unviable option for my commute. In an age, where cutting our emissions is vital, this is not acceptable.

As Dundrum is designated as a Major Town Centre, any development should cater for mixed use. However, the current plans are 95% residential and do not include an appropriate level of complementary non-retail uses and activities in respect of community, cultural and civic uses. It would

## 5. Grounds

appear that the developer is placing reliance on existing amenities to serve this purpose which is not tolerable for a development of this scale.

## 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**