



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

Aoife Maclochlainn

(b) Observer's postal address

35 Ailesbury Lawn, Dundrum, D16

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**

Hammerson-Allianz plans for Dundrum Village

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

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

Old Dundrum Shopping Centre,

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.)

As a resident of Dundrum with a young family I oppose the development for a number of reasons including those listed further* below. I grew up in the area and Dundrum main street was always a community destination. While it has become rundown in recent years, there is a history that needs to be protected here. This development is not suitable for the area and will do the opposite regards rejuvenating the village – it is way too big and while I recognise the need for more housing this is completely inappropriate in scale! There is no infrastructure to support such a huge development and it would completely destroy Dundrum as a village. The potential for this old shopping area is huge, to benefit all in the community, but this plan will only destroy what is a unique and valuable area. It will also cause massive disruption over the coming years if it was to go ahead and have a huge impact on transport and traffic in the area – the luas is already difficult enough to get on at rush hour!

*Further reasons

Buildings 5 storeys high planned along Main Street, completely out of keeping with the historic character, scale and streetscape of Dundrum Village . Our Main Street is unique and has huge potential for sensitive regeneration.

- Demolishing the historic buildings on Main Street, although they are now designated as an Architectural Conservation Area in the new County Development Plan 2022-2028!

- No substantial provision in the plans for civic, cultural and community facilities, spaces and services. These are vital to serve those who will come to live in Dundrum Village, as well as the rapidly expanding population in the immediate area.

- No civic square or plaza at the heart of the Village, which is the second major urban centre in the County. We need it for community events like

5. Grounds

the Dundrum Festival, farmers' market, outdoor concerts and films – and just as our place to be!

- Limited provision of retail, entertainment and other essential facilities, as required by the Major Town Centre zoning on the site. This development will be 95% residential. The reduction in retail units on Main Street will only undermine its chance of recovering its previous vitality - a real place residents want to use and visit.

- The overall height and density of the planned development. 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 Sweetmount Park. Together this development will be hugely overbearing and out of keeping with the surrounding low-rise and low-density suburban environment.

In conclusion I hope An Bord Pleanála will apply basic common sense and refuse permission for such an over-the-top plan which will be detrimental to both the history and the future of Dundrum village.

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