



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

(b) Observer's postal address

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

(b) Agent's postal address

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 and adjacent properties to the west of Main Street, Dundrum, Dublin 14.

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

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

Dundrum Shopping Centre, 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.)

The proposed development is not in keeping with the local area development plan:

- The buildings are grossly out of scale with the surrounding buildings including the main street / street scape and the AHA. Building within the AHA scheduled for demolition as part of the proposed development who is against recommendations in the County Dev Plan (2022-2028). The proposed development would have a significant negative impact on the heritage amenity of the village.
- The overall height and density with 11 apartment blocks up to 16 storeys in height, with 5 storeys proposed for main street will be hugely overbearing on the surrounding low density residential development. The developer would seem to be aiming to bring the development height up to the level of the uphill town centre development instead of keeping the heights appropriate to the elevation.
- The surrounding infrastructure and public transport is already under strain, as a local resident I have experienced this huge increase in traffic volumes as the population in and around Dundrum has increased. With the exception of the luas, there has been no

5. Grounds

improvement to infrastructure to mitigate for this - the density of this development is inappropriate for the local infrastructure and will have a detrimental impact on traffic and public transport volumes.

- There are no substantial plans included for community space and services. The original proposal and need for community amenities following the construction of the nearby Dundrum Town Centre development have not been incorporated in this proposal although the need even more significant now given the massive increase in population in Dundrum since 2003. There is no provision for community outdoor space for community events.
- There is little provision for retail units, with 95% of the development dedicated to residential units - this will undermine the recovery of the local economy and retail businesses, already impacted by the developers strategy of holding on to the sites with no investment since the Town Centre was built.
- The housing mix and the build-to-rent nature of the scheme proposed does not cater sufficiently for the variety of residential needs in the area - Dundrum needs housing for everyone from right-sizers / families at various stages and retirees, young professionals working from home, students.

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