



# 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

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**

Dundrum Village Centre

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

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

Dundrum Village Centre and adjacent properties to the west of 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.)

#### 1. Preservation of existing residential amenities

The existing village character and aesthetic would be destroyed by its vicinity to the proposed development. The village is made up of beautiful red brick Victorian buildings. And while there are a number of modern buildings they are of a design that co-exists with the old. Particularly worrying is the proposed demolition of historic buildings along Main street. Many of which I'm led to believe are designated an Architectural Conservation Area.

#### 2. Excessive Height

The proposed development of 5 to 16 Stories is certainly not in keeping with the villages 1 and 2 storey shops and cottages.

#### 3. Excessive Density

Given the current housing crisis I fully understand the need for increasing the current density of housing but this needs to be done with taste and respect for the surrounding areas. The proposed developments of such high density housing right beside low density, 1

or 2 storey housing and shops is incompatible with the local area and does not allow for a transition from low to high density. This area is already surrounded by a large number of apartments with many currently vacant.

#### **4. Excessive Traffic**

The Size of the development will have a significant impact on already congested roads in the vicinity of Dundrum. The existing Dundrum Town center already attracts significant road traffic to the area. With the addition of this development in the middle of the village it will overload the village and its approach roads.

#### **5. Pressure on Transport Infrastructure**

The Green Line Luas is already suffering from very high passenger numbers at peak times. The additional passengers from such a large development will cause a significant lengthening of wait times.

#### **6. Lack of retail & other essential facilities**

The proposed development will be 95% residential, A significant portion of which will likely be rental, meaning there will be a very significant reduction in retail in the area. This lack of facilities will result in residents having to travel in order to gain access to basic essentials and making for an unpleasant and unlivable environment.

Our beautiful Luas bridge will be hidden away by square box skyscrapers. Our assets in Dundrum Village right now are it's low red bricked buildings, The Church, the Library etc. The openness in front of the now dated Shopping Centre. Please do not destroy our village

and it's present community by closing out the light with massive high rise buildings. Turning our Main Street into a dark narrow lane where only transient occupants could dwell for a short time. This is not a suitable site for such as this plan.

## 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**