

# 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

Brian Leonard

(b) Observer's postal address

48 Ailesbury Lawn, Dundrum, D16 XN81

## 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**

**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**

Old Dundrum Shopping Center

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

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

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.)

## 5. Grounds

Having lived most of my life in the Dundrum area (born in Woodpark, grew up in Lynwood, now married and settled in Ailesbury) I would like to give my observations/concerns of the current plans to develop: Old Dundrum Shopping Centre,

Main street, Dundrum.

The development over the years of the shopping centre has created very generic, high street feeling to the area with very little community or artisanal feeling.

I and most of my neighbours/friends would rarely go to Dundrum for any cultural event or night out as everything from shopping to restaurants is so high street and generic.

My main observations re the new proposed development are:

- - Lack of architectural interest. The plans look very generic and uninteresting. They do not add any thing architecturally to the village, it reduces it to looking like one big commercial district
- - Sustainability: there is little or no mention that I could find of any attempt within the development to improve sustainability in the area with these plans ie solar energy, or efforts to improve air quality, reduce traffic, increase planting of trees or wild green spaces for bees etc.
- - Encouraging people to settle in the area: the apartment sizes are what we constantly do in Ireland. They are too small with no facilities that would enable family's to consider living in long term as is done in most European cities. We should be building apartments that encourage long term residents and daily living rather than just stepping stone properties on the way to house buying.
- - Lack of cultural spaces: there is no effort to create a central plaza which could be used for cultural events to build community relationships.
- - Art: no provision I can see for any artistic contribution to the Dundrum area. We should be encouraging arts in the area as it is just starting to feel like living room n the edges of one big shopping district. It a huge opportunity missed not to crest a cultural hub eg public museum, private gallery spaces, artist studios/ residencies, these would all help attract artistic minded people to live and/or work in the area.
- - Traffic/parking: there should be consideration for surrounding area as to the impact of the huge increase in traffic. This could be a great time to pedestrianise the entire village area and also look to close off rat runs through housing estates in the surrounding areas which are now going to see increase in traffic volumes. I see a lot of this currently around Ailesbury, Wycham, Barton Road area.
- Artisanal shops/cafes: as the plan is almost entirely residential there will be no improvement on this front. this is a missed opportunity to create and encourage smaller business' to setup in Dundrum village as a antidote to the current town centres high street focus. It would be great to see smaller business like restaurants, bakeries, butchers, galleries, cafes. no improvement on this front. this is a missed opportunity to create and encourage smaller business' to setup in Dundrum village as a antidote to the current town centres high street focus.



## 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**