



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

Ciara Donlevy and Ciaran Clifford

(b) Observer's
postal address

95 Beech Lawn, Dundrum, D16R8C9

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 SHD plans for Dundrum village

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

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

Old Dundrum Shopping Centre, 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.)

I am writing to list my very serious concerns around the Hammerson-Allianz proposal for large, extremely dense residential buildings in Old Dundrum Shopping Centre area. I have a number of observations on the proposed plans.

1 Firstly, the sheer monstrous size of the structures (11 apartment blocks, some reaching 16 stories high!) is not in keeping with the nature of Dundrum village... the community have lobbied and worked hard to retain a community based 'village' feel, which is suitable for families and older residents as well as younger individuals; the changes that have been made recently to introduce communal outdoor seating areas, cycling lanes, beautiful planting and even the renovation of some of the older street facing buildings has added considerably to the enjoyment of its inhabitants and visitors; and although I understand the need for accommodation in the current environment we're in, I don't think it's an excuse to construct something that generations to come will abhor. Living spaces should be joyful, serene, functional places for their residents and I don't believe the proposed construction brings any of those things. The main street will be devoid of natural light and all the changes to make the area more 'living' friendly that were made, will be wasted. We need to learn lessons from Celtic Tiger developments that were quickly constructed and have multiple

5. Grounds

issues that residents now need to deal with. Design is key to happier living, and happy people are more creative, constructive and productive citizens.

2. This leads me to the housing mix proposed and the fact that this is a 95% residential plan, which is in contravention to the Major Town Centre zoning on the site. Housing projects need to be accompanied by parks, green spaces for relaxation, playgrounds, sports facilities, entertainment and commercial outlets. I don't believe the current plans factor this in to any realistic extent. In addition, we have enough small one bed and two bed apartments in Dublin. What we require are larger family style apartments and housing, like those that exist in many other countries. Housing that can grow with the individual / couple to a family oriented living space, or indeed housing that is appropriate for someone wanting to downsize, but still manage to have their family around for a Sunday lunch, with appropriate storage and utilities for the necessity of everyday living. As someone who shared accommodation until I was 35 (because despite having a good career and working hard, could not afford a property until then and even so could only manage it, because I am in a relationship), we need the accommodation that is built to meet certain standards, so that when individuals finally do manage to buy property it's the kind of property that they actually want to live in. I don't believe thought and consideration for real living necessities is being taken into account here – the plans feel greedy and lacking to me.

3. It currently takes me 20 minutes to get out of the village and onto the Dundrum bypass (I live off Barton Road East) if I am driving in the morning/ afternoons, and it is close to impossible to get a Luas in rush hour from Dundrum into the city centre. How does the planning board propose to deal with transport? What plans are in place to improve transport, so that it can deal with this additional capacity? These plans need to be in place before

5. Grounds

the proposal of such a colossal development. Bus connects is not going to cut it.

4. Dundrum village has some beautiful historic buildings, which with some imagination, could be preserved and serve a function. Having 5 story apartment blocks in their place would be such an incredible shame... a tie to the past is important for communities to feel like they belong to something, and that they are part of something that is not transient. We should respect this heritage. Furthermore, they are designated as an Architecture Conservation Area in the new Country Development Plan so I'm not sure I understand how this could be a consideration at this juncture.

5. The Old Shopping Centre houses some really interesting and quirky shops and the outdoor space is extremely useful for community based gatherings. I don't see any open spaces for community based gatherings/projects. Without such spaces, it is difficult for communities to emerge and build links. Although this may not sound like much, these are important considerations when we think about the future citizens that we want to produce for this country, who should be nurtured by their environment and their community. With a lack of space to do so, it's difficult to understand how this would evolve. Where are the shared spaces? Community centres? Town hall spaces? Open market spaces? Parks? Places for local enterprise to emerge?

I'm disappointed that these plans have come this far without major changes being made. I have no objections for housing, but it should be sensible, forward looking, putting the physical and mental welfare of its inhabitants at its heart. It should not be driven by greed nor short term crisis – we need to solve the issues in a way that won't burden future generations and create additional problems to solve for.

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