



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

Declan Keane

(b) Observer's postal address

6 The Walk Woodpark , Ballinteer. D16W250

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

Not Applicable

(b) Agent's postal address

Not applicable

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.)

The Hammerson-Allianz SHD Plans for Dundrum Village ensures the destruction of Dundrum Village for generations to come as a village, resource centre, amenity centre and retail centre.

While virtually everyone who visits Dundrum village regularly wishes to see the Old Dundrum Shopping Centre site redeveloped, The Hammerson-Allianz SHD will ensure the end of Dundrum Village as a village centre. It is nothing more than a land grab in the sense that it wishes to avail of the name and old character of Dundrum Village while shamelessly abusing the existing village in order to borrow it's current character in a cynical marketing and development exercise containing only token references to the existing. Such scale of a development should take place outside or on the fringe of any village and cannot be contained within, without itself ruining the very fabric and core of the village. The location of this development is therefore wholly unsuitable.

The tokenistic retention of some historic buildings on the main street is a sham. There would be no meaningful context left for them to exist within.

The proposed demolishing of historic buildings is an outrageous proposal and cynical in it's timing and means of planning application considering these building are now within a designated Architectural Conservation Area in the new County Development Plan 2022-2028.

The scale of the development is shocking. On seeing it we thought it was a practical joke. Everyone we know said they had the same reaction.

5. Grounds

There is no genuine provision of provision in the plans for civic, cultural and community facilities, spaces and services. Everything proposed in this context is tokenistic, hence robbing future generations of these facilities.

No civic square or plaza at the heart of the Village , this is a substantial and deliberate oversight. Dundrum is a Village! What visage in Ireland fills in it's heart? To multiple stories height?

This development will be 95% residential. Hence giving very limited allowance retail, entertainment and other essential facilities, as required by the Major Town Centre zoning on the site. What has been allowed for is of very poor and inflexible quality regarding possible uses into the future. What about our future generations?

This development will be hugely overbearing and out of keeping with the surrounding low-rise and low-density suburban environment. This should be patently obvious... no one needs planning training to foresee see this outcome.

Landmark! Taney Bridge is a beautiful landmark , however it is proposed to obliterate views of this beautiful landmark piece of engineering with a monstrous construction which robs the name of being a 'landmark'.

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