



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

Féadra Ryan

(b) Observer's postal address

D14 N821

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)

Mian 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 wish to make the following submission/objection in relation to the proposed development.

- Building heights – the Hammerson-Allianz proposals are for 4-5 storeys on Main Street , rising to 8-9 and 11 on the bypass, with one tower of 16 storeys facing Sweetmount Avenue are not homogenous with the historic character of Dundrum Village and in no way represents its history, values, and culture. Nearby houses and parks will be completely overlooked destroying privacy and the few remaining park and greenspaces.
- Proposed number of apartments – 884 on a 3.38 hectare site. This represent a very high density of building, inappropriate for a village setting. For comparison, the Fernbank (Notre Dame) apartment development on Churchtown Rd Lower has around half that gross density (116), and the latest proposals for the Central Mental Hospital site give a similar figure, 111, while current proposals for the large Milltown Park apartment development cite 142 units per hectare.
- Demolishing the historic buildings on Main Street is disrespectful to the history and architects of the time who built up the village reflecting the artistic features of 19th century. History would need to be protected if we

5. Grounds

want to move forward with future! Additionally, these buildings are now designated as an Architectural Conservation Area in the new County Development Plan 2022-2028 and should be respected accordingly.

- Under the proposed plans, there is no civic square or plaza in the Village. The residents would need it for community events like the Dundrum Festival, farmer's market, outdoor concerts and films.
- Transport infrastructure. The current infrastructure in place for Dundrum Village would in no way support a dense development as proposed. We would like to understand the proposals by DLR to improve the transport infrastructure should the development plans go ahead as proposed.

On the basis of above, we trust our concerns will be taken into consideration prior to a decision being reached on this planning application.

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