



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

Gerardine Carroll

(b) Observer's postal address

36 Sweetmount Park, Dundrum, Dublin 14
D14 H683

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 development of Old Dundrum Shopping Centre, Main Street, Dundrum, Dublin 14

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

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

Old Dundrum Shopping Centre, 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.)

My name is Gerardine Carroll and I have lived at my current address for the past 38 years. Dundrum village has been the heart of the local community for me and many others during this time. I happily reared my children here and welcomed the addition of the “Dundrum Town Centre” shopping centre as it provided retail, entertainment and other essential services. I, like many others, endured the enormous disruption to our village and surrounding area during construction as I saw the need for the provision of these services. However, I am deeply concerned about Hammerson Allianz’s proposed development for the following reasons

- UK based Hammerson Allianz refused to engage with local residents’ groups and in doing so completely disregarded the needs/thoughts of the people who live in this community
- The proposed development is in contravention of the County Development Plan (2022 - 2028)
- A lack of balance in the development - e.g. residential, leisure, retail and office. This development is high density residential which will be of limited benefit to the local community. In actual fact it completely ignores the community, civic and cultural needs of residents, both current and future
- The height, scale and sheer dominance of the proposed development on Main St. would destroy the unique architectural character of the village and create a concrete no man’s land, ugly and soulless

5. Grounds

- The height, scale and sheer dominance of the proposed development on the Dundrum Bypass side is unacceptable in a suburban area. The overall height and density of the plan will be overbearing and does not integrate successfully, as required by applicable building height guidelines, with the existing character of the neighbourhood.
- The Luas and buses are already stretched to capacity during peak times and adding occupants from 881 residential units will cause considerable public transport problems
- Traffic congestion is already a problem in Dundrum village, especially since it became a one way system, thus the addition of transport modes of 881 residential units occupants will only exasperate the problem hugely
- Dundrum is a much-loved community area and should not be destroyed to further satiate greedy developers. Yes, we do need more residential properties to house those who wish to live in the area. But not at any cost, and not at the cost of thousands of local people

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