

# 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

Gerard Carthy

(b) Observer's postal address

Mountainview Cottage, Dundrum Road, Dundrum,  
Dublin D14PF83

## 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

NA

**(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 proposal for SHD at Old Shopping Centre, Main St., Dundrum, Dublin 14

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

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

Old Shopping Centre, Main St., 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.)

The current Hammerson Allianz proposed development will be 95% residential, and as such is a material contravention of the zoning of this site under the Major Town Centre status of Dundrum Village. This is exactly the same opinion ABP expressed in your opinion of 14/01/22.

The proposed open space at the back of the church is too small, allows for no passive surveillance from surrounding buildings, is potentially inaccessible or at best, accessible with difficulty by people with a disability, which hard coded discrimination should ensure the rejection of this plan.

## 5. Grounds

The overall scale of the development, the lazy lack of differentiation in the architect and design of the buildings, and the almost inescapable conclusion, judging from the make up of the apartments, is that this is designed as a vehicle for Hammerson and their backers Allianz to monetise the building and either shift them to a SPV for indefinite rental at exorbitant rates or flip them to a pension fund. Either outcome negates them even pretending to provide sustainable or long term stable housing in this sensitive geographical location.

I wholly expect you to reject this ill conceived proposal on the material contravention and your own observations of its shortcomings.

## 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**