

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

Gerry Fitzpatrick & Marie Sutton

(b) Observer's
postal address

1 The oaks, Dublin 14. D14H974

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**

Old Dundrum Shopping Centre

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

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

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.)

We have lived in the Dundrum area for 40 years. Since we first came here we have seen the expansion of the M50, the opening of the Luas line, and the opening of Dundrum Town Centre all of which have enhanced the area making it an attractive place in which to live and raise a family.

Over time the Old Shopping centre has become an eyesore as indeed have many of the buildings on main street and it is clear that the old centre and main street are badly in need of redevelopment. I doubt that anybody would disagree with this.

However in our view the plans proposed by Hammerson – Allianz are totally inappropriate for Dundrum Village. Although the provision of such a large number of housing units could be seen as a positive in the context of the serious housing crisis we are of the view that the nature and scale of the proposed development will totally obliterate any sense of community around Dundrum Village.

Specifically we object to the following:

1. Scale and nature of development.

Five storey blocks along a narrow Main Street will overshadow the street and will not be in keeping with the current streetscape.

5. Grounds

One block will have 16 storeys – higher than the highest point on the Luas suspension bridge

This is primarily a development plan centred on apartments with limited opportunity to develop local retail and amenities.

2. Lack of public space, cultural and community facilities

In our view any development which is essentially in the centre of a suburban village must be such that characteristics of that village and community are preserved. This should include adequate public spaces and most importantly an adequate open public space such as a square or green for use by the community of Dundrum.

Furthermore a redevelopment of the heart of a village must include provision of adequate cultural and community facilities both for the new residents but also for the community as a whole.

3. Inadequate retail opportunities and leisure facilities such as cafes/restaurants etc.

The redevelopment of Dundrum village and Main Street provides a prime opportunity to develop new retail, leisure and recreational facilities to meet the needs of the community and also to promote the development of local business. However the proposed plans seem to be focused on maximal housing density with inadequate retail and leisure facilities.

4. Traffic.

As it is the main roads around Dundrum are congested throughout the day – particularly Dundrum Road. In addition to the redevelopment of the Old Dundrum Shopping centre there are a

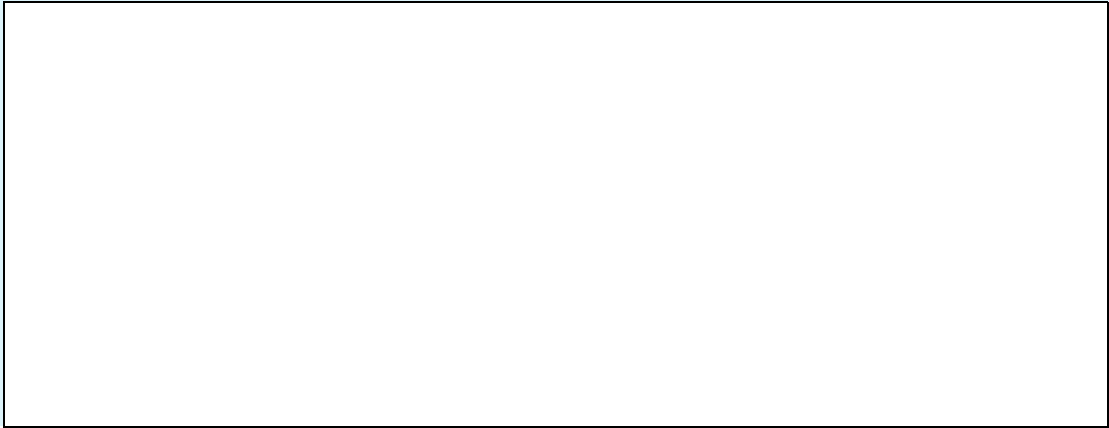
5. Grounds

number of other major developments in train such as Dundrum Central (Central Mental Hospital) and a proposed apartment block on the west side of Dundrum Road. Dundrum Road is narrow and cannot be widened because of the proximity of the existing houses to the road. As it stands Dundrum Road struggles at peak hours and does not have the capacity to cope with any increase in traffic. We do not believe the proposals submitted are adequate or realistic in terms of Transport management.

Conclusion

We had hoped that the redevelopment of the old shopping centre and Main Street would provide a blend of housing, retail, leisure and community facilities that would enhance the quality of life in Dundrum for future generations. However the proposed plans from Hammerson-Allianz will in our view do the exact opposite. We will be left with a dark main street overshadowed by apartment blocks with no sense of Dundrum Village. In essence the heart will be ripped out of the village and Dundrum Village, its history, its sense of community will be no more.

5. Grounds



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