



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

Jamie Murphy

(b) Observer's postal address

D14 W293

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**

The 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, Dundrum Main Street, Dundrum Village, Dublin

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 site is zoned as Major Town Centre (MTC) which is for mixed use – this may include some residential development. The Hammerson application is in **material contravention** of the site's MTC zoning designation and the recently adopted DLR local area development plan retains the MTC zoning for the site.

I object to the overall height and density of the planned development. The plans for this small site are for 11 apartment blocks, some of 5 storeys on Main Street West, others between 8 and 12 storeys, and one rising to 16 storeys at the northern end opposite Sweetmount Park. The plan is unsympathetic to the surrounding landscape i.e., it is hugely overbearing and out of keeping with the surrounding low-rise and low-density suburban environment.

There is limited provision of retail, entertainment, and other essential facilities, as required by the Major Town Centre zoning on the site. This development will be 95% residential.

Demolishing the historic buildings on Main Street, although they are now **designated as an Architectural Conservation Area in the new County Development Plan 2022-2028.**

5. Grounds

The land given over to the developers by the council, without consultation regarding future use is in question. The proposed bridge is only included to demonstrate a connectedness to a green space and has no benefit to the surrounding community. The bridge will only serve to introduce antisocial behaviour, cars being burned out, perpetrators of crimes using the bridge as an escape route and hiding from the Guards in the gardens of residents, which has been the experience of the local community and the Guards when the temporary bridge was installed. In addition, the murder of a young boy in this area a few years ago and drug deals occurring it is not something to be encouraged. The bridge and its increased footfall has the potential to bring more rubbish that will end up in the river and disturb the ecosystem that has established there.

I object to the population density that is happening in the local area, there are more than adequate apartments planned to support housing issues in this area. There are not enough facilities to support this influx of residents, i.e., the Luas is sufficient for occupancy as it stands but not with the proposed density of the apartments planned. This is a real concern.

These apartments should include more three bedrooms to allow people to settle in Dundrum and become part of the community- not a transient society.

With community in mind building 5 storeys high along Main Street is completely out of keeping with the historic character, scale and streetscape of Dundrum Village. Our Main Street is unique and has huge potential for sensitive regeneration and the reduction in retail units in the Village will only weaken its chance of recovering its previous vitality.

5. Grounds

There are no substantial provisions in the plans for civic, cultural and community facilities, spaces and services. These are vital to serve those who will come to live in Dundrum Village.

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