



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

(b) Observer's postal address

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

(b) Agent's postal address

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, 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.)

As a local resident I am appalled by many aspects of the proposed development on this site. The Old Shopping Centre site would definitely benefit from a sympathetic development which would serve the local community and improve amenities and social cohesion. This is *not* that development.

Like many local residents I more often visit the Old Shopping Centre and Main Street shops than the (misnamed) Dundrum Town Centre Shopping Centre. The proposed development would cut off virtually all the public areas and businesses which support local people on one half of Main Street. It is difficult to see how the remaining shops, banks, and other services on the other side could long survive.

The proposed overwhelmingly residential development has a fortress-like aspect which would not encourage non-residents into the few inadequate public spaces and shops which the developers have grudgingly included.

The buildings are vastly out of scale with the rest of the village and surrounding suburbs and have no redeeming architectural features. They are unlikely to attract permanent residents and a mixed population of families, working people and retirees. Anyone familiar with the area will know that there isn't the infrastructure, particularly in transport, for such a huge increase in population—not to mention the other developments within a small area off the Dundrum Road.

5. Grounds

The facing of the buildings along Main Street with red brick is so much lipstick on a pig, especially given their height. An opportunity to develop incorporating the charming buildings of the old town has been totally missed, and the developers propose to destroy buildings marked for conservation. The one terrace which survives on their plan is in no way integrated into the scheme and has the look of an 'accident' waiting to happen which results in their destruction, a derisory fine, and another ugly Euro-block. Elsewhere development which incorporates and echoes local architecture has been achieved—not here.

While as someone with younger working children who would love to continue to live in the area I would understand the need for housing, but not the erection of a future slum of buy to let and investment properties priced way out of the range of most residents. I would love to see a more sustainable development on this site which takes into account the needs of current residents and welcomes future residents to a town development they can be proud of.

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