



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

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.

1. There is limited provision of retail, entertainment and other essential facilities, which contravenes the requirements of the **Major Town Centre** zoning for the site. This proposed development would be 95% residential. The proposed reduction in retail units in the Village would reduce its appeal as a place residents would want to use and visit.
2. The overall height and density of the proposed development would be enormously overbearing and not conducive to the development of a healthy and sustainable community; the 11 apartment blocks ranging in height from 5 to 16 storeys proposed for this small site, and the proposed housing mix, does not cater well for the needs of families or older residents who might wish to downsize.
3. There are five storey buildings proposed for the Main Street in Dundrum which is not at all in keeping with the unique historic character, scale and community aspects of the Village.
4. It is proposed that certain historic buildings be demolished although they are now designated as an Architectural Conservation Area in the County Development Plan 2022-2028.
5. The proposal lacks adequate, let alone substantial provision for civic, cultural and community facilities, spaces and services which are vital to serve those currently living in or around Dundrum and those who will live in Dundrum in the future.

In conclusion, this planned development represents a material contravention of the Dun Laoghaire Rathdown County Development Plan 2022-2028

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