



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

Liebling Smith & Maurice Downes

(b) Observer's
postal address

40 Balally Drive, Dundrum, Dublin 16. D16T278

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

NA

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**

Hannerson-Allianz Plans for Dundrum Village

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

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

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.)

Our main concerns are traffic and infrastructure.

Public Transport. The current public transport situation for Dundrum is already at capacity. With the introduction of this development with no additional meaningful public transport considerations the impact is going to be significant. We have read the Mobility Management Plan and it notes the proximity of the luas - but being close to the luas and being able to get on the luas are two very different things. The MMPs mention of the capacity not being at pre-covid levels is not relevant, as Covid will pass, and the luas was oversubscribed pre-covid. And while "enhancements are on the way" they are not here yet and with no timeline or detail on how they marry into this development it is impossible to see this impact being anything other than negative.

Cars. The application states it will provide 373 car spaces for 881 apartments. It provides an aspirational view that "a successfully implemented MMP can provide reductions in car usage, particularly Influencing levels of single-occupancy car travel, with increased trips made by public transport, walking, cycling, via car sharing..." - this is not reality though. And I don't see how these items are properly addressed in the application. I'd be particularly interested to see the proposition for encouraging "car sharing or via use of a car club". Again I understand the

5. Grounds

aspiration however I don't see how the development can offer these as mitigants without giving us more detail on how they propose to deliver this.

Traffic. With the increase in cars the impact on the roads/traffic is only going to exasperate an already dire situation. I don't see an appropriate correlating infrastructure improvement that will run alongside this development. The increased cycle paths have also added to the pressure on the traffic situation; while I find these are good to have the inclusion needs to be part of a holistic approach to traffic and transport management; and I don't see how this development is offering to address this.

A lot of what is discussed in the documents are aspirational - it discusses climate change and our need to reduce emissions. It discusses health benefits of walking and cycling. I don't think anyone disagrees with this, but that doesn't mean putting developments anywhere there is a space. This is a significant build and I don't see significant effort being delivered by the developers to mitigate impact on the community and the area. I also don't see an effort to amalgamate better or even to enhance the community and the area.

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