



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

Madeline Stringer

(b) Observer's postal address

119 Meadow Grove, Dundrum, Dublin 16

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)

Click or tap here to enter text.

- (b) **Name or description of proposed development**

Dundrum Villages shd

- (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.)

I have lived on the outskirts of the village of Dundrum since 1978. It has been a village, with a good range of shops banks and services, and a fairly good feeling of community for most of the time since. The building of the so-called “Town Centre” was the first step in the murder of the village. It is not a village centre, as it has a poor range of shops, being largely clothes. So it attracts people in from elsewhere, but does not serve the residents. I say this because it may be that the people now planning to put up a huge number of flats on the site of the ‘old shopping centre’ may be under the impression that the Town centre is an adequate group of shops to service all those new residents.

There is not enough in Dundrum to service 800-odd flats. The Luas and buses are already packed. Car-parking is already tight (please don't tell us all to cycle, Dundrum is hilly and only leisure cycling is practical for all but the very young and very fit. One cannot go shopping, or transport children). These new buildings are to be up to 16 storeys high. This is city-centre height. I understand Liberty Hall is lower. This will be an ugly blot on every view of Dundrum, from every direction. It also will be poor housing for the unfortunates who live there.

My father, Richard Stringer, was Deputy Chief Planning Officer in the Dept of Local Government until the 1990s and his untimely death. He told me back in the 1980s that high rise of this nature was bad for people's mental

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health. European countries were already reducing heights while politicians were pushing Ballymun into existence against the advice of the planners. Those high buildings in Ballymun did not work. They have been taken down. There is nothing different about the people who will find themselves in the Dundrum towers. People are people, they will suffer in the same way. Especially as the village is too small already, and would be killed entirely by this development.

In fact 'development' is a terrible word to use. This is a stage in the destruction of a village. If you want to try out high rise living for the middle classes (obviously the assumption, given the potential rent levels) it should be done on a green field site, with good services and transport links. This number of new residents dumped beside the Luas station will make the Luas unusable. At peak times it is already too full. These people will suffer, and I don't know that a new GP practice is being built into the plan, because it is already very difficult to get onto a doctor's list. I also know that the local schools are over-subscribed. So these flats will only suit the young healthy and childless, who will move elsewhere once they have children. This is another way to kill a village, and a community. These people will simply be in a very tall dormitory, with no commitment to the village at all.

This is all quite apart from the cruel effects on the light and privacy that will be lost by those houses near the library. Those houses will instantly become un-saleable, with consequent losses to the families who now live in them.

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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