



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)

Dundrum Village

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.)

My observations are:

Concern with the lack of consultation with the local community.

A principal of good sustainable urban development is to engage with the local community to draw on their knowledge of the area, and to embed this engagement within the design. This lack of engagement is all the more egregious given the scale of this development and its transformative effect on this area.

Homogeneity of the proposal not in keeping with the character of the area.

The almost one million square feet appear to be architecturally identical. This is wildly at odds with the character of this area and contributes significantly to the overwhelming scalelessness of the proposal. There appears indeed to be no intent to the homogeneity aside from convenience.

Not in Compliance with County Development Plan

Given the scale of this development, a few months delay to align the scheme with the vision of the county development plan seems a bedrock of good planning. I appreciate that there is a housing crisis but I also appreciate that these buildings will be there for 50 plus year and we, the local community, will need to live with any mistakes.

The density and scale of this development

Due to the lack of consultation with the community of the area it is difficult to assess the full impact of the proposal. I should also note that on the 8th May, the link to the Architectural drawing set was not working which further complicate the assessment of the scheme.

Process is inappropriate

The community has ONE MONTH to make observations on a one million square foot project. As I mentioned above at the time of writing the architectural drawings were not linked. The reality is that given the process we are severely disadvantaged in making observations.

The Democratic deficit is breathtaking.

5. Grounds

This development will rewrite this area and we have little opportunity for our voices to be heard. This development should approved through the planning process and not through the SHD process to allow for input and consultation with the community. Its scale and urban significance REQUIRES local input.

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