



## 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

Marion Murray

(b) Observer's postal address

8 Broadford Drive, Ballinteer, Dublin 16, D16 NF72

## 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

Not applicable

(b) Agent's postal address

Not applicable

## 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**

Making an Observation to An Bord Pleanála on the Hammerson-Allianz SHD Plans for Dundrum Village

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

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

Old Dundrum Shopping Centre, 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.)

Dundrum village and the surrounding areas have been my home for almost 50 years. I grew up in Goatstown and now live in Ballinteer. I welcomed the development of the Dundrum Town Centre along with the Luas line and M50 along with the access to the M50 through Wyckham Way and Ballinteer Road.

I am concerned about the proposed development on the Old Dundrum Shopping Centre site for the following reasons.

1. Impact on existing infrastructure & resources - Many apartments have already been approved for construction, started or completed in the area, e.g. the Notre Dame site, the site beside Holywell on the Upper Kilmacud Road, the site at the Goat pub, the Dom Marmion site & the latest phase of apartments in Gort Mhuire. In my opinion the impact of additional residents on the transport infrastructure, schools, parks, swimming pools and childcare facilities will overwhelm the services that are already stretched. Also, private & public transport links into and out of the city are at capacity. I am concerned about the increase in population and the effect that this will have on the Luas & bus capacity.
2. Dundrum is a low rise area where the current apartment buildings have followed the contour of the existing skyline. The office block at the Ballaly Luas is incongruous in my opinion and I suggest a 16

## 5. Grounds

storey block at the Old Dundrum Shopping centre site will be at odds with the existing streetscape of the area.

3. Historic buildings – it is my understanding that some of the Victorian buildings along Main Street are to be demolished. There is a strong heritage in Dundrum. Why would we lose that? WB Yeats sister's, Susan & Elizabeth are buried in St. Nahi's graveyard close to the site of the proposed development.
4. Civic, Cultural & Community facilities – my understanding is that there is substantially no provision for the provision these services. My own experience is that when I tried to arrange for swimming lessons for my children the local pool was oversubscribed. Many parents left without securing the children a place in a lesson that I would deem a life skill.
5. Civic square or plaza at the heart of the Village – my understanding is that when the Town Centre was being built a civic square or plaza was to be built on or near the site of the Old Shopping Centre. I would suggest that this is a key element of maintaining the community spirit of the area.

I would welcome the provision of a mix of housing, fitness amenities, office space and cultural or civic amenities. However, in my opinion, the existing proposal is excessive from a height and density perspective and lacks thoughtful integration into the existing community and landscape.

Many thanks for taking the time to consider my observation.

Marion Murray

## 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**

<b>FEM – Received</b>		<b>SHU – Processed</b>	
Initials		Initials	
Date		Date	

**Notes**