



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

Maura Young and David Halpin

(b) Observer's postal address

15 Larchfield Park, Goatstown, Dublin 14, D14 EK80.

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)

313220

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

313220: Site incorporating the old Dundrum Shopping Centre known as Dundrum Village Centre and adjacent properties to the west of Main Street, Dundrum, Dublin 14. (www.dundrumvillageshd.ie).

- (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.)

Height – it is quite shocking to realise that the proposed development will have one storey taller than the Luas bridge. It really is not in keeping with the context of its surroundings. The apartment blocks on the other side of the Dundrum Shopping Centre in Balally are very tall at 8 stories high (I believe) but one of them is 3 stories lower than the road so it does not feel immense, it really fits in the over all scheme of things.

Density – **878** apartments (in one media report but 881 on the application), 335 1 bed (which could have 2 person occupancy), 464 2 bed (which could have 4 person occupancy) and 82 3 bed (which could have 6 people i.e. 3 couples) sharing. This, in theory, could mean 1,591 to 2,772 people living in this single development. Given the fact rents are astronomical for individuals it is reasonable to expect that there will be greater density in this development.

Amenity– the lovely historic red-brick Victorian cottages, the planting and the 1-way system which was introduced into Dundrum Village has revived and enhanced the area, both for both locals and those passing through. In no way does this development enhance the area.

Historic buildings – this development is proposing to demolish the historic buildings on Main Street Dundrum, although they are protected structures,

5. Grounds

and really this is a contravention. We have already lost so much in the area, i.e., St. Catherine's at OLG site 307440 - which is allegedly being renovated but every time I pass it more is missing so demolished rather than being renovated. I would argue that the historic buildings make Dundrum Village special, that and the new planting and the new seating areas.

Risk of flooding – The last time the area flooded was 21st August 2021!!

Major Town Centre zone - just from googling those words it brings up the DLR's plan and I cannot see how the objective "To protect, provide for and/or improve major town centre facilities" is met with this application.

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