



## 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

Melissa Knuttel & Marcus Flynn

(b) Observer's  
postal address

92 Stillorgan Heath, Stillorgan, Co. Dublin A94X727

## 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**

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

## 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 am very disappointed and shocked to see the Hammerson-Allianz SHD Plans for Dundrum Village. I grew up in the village and my children now attend Taney School in the nearby Sydenham Villas. I have had links to the village for my entire life.

The plans make absolutely no provision for retaining the historic character of the village. The village is unique and contains many historic buildings – some of these along the main street have recently been designated as an **Architectural Conservation Area** in the new County Development Plan 2022 – 2028. The plans contain no provision for retaining these protected structures, in fact it is proposed that they will be demolished and lost forever. **This is completely unacceptable.**

The size and scale of the proposed developments are completely out of scale with any of the buildings in the surrounding area. They will overshadow existing houses and are completely out of keeping with all the surrounding low-rise and low-density housing that already exists there. The proposed developments are insensitive and overbearing, even at half the proposed height, they would be out of keeping with housing in the surrounding area. **The height and scale of the proposed developments are completely unacceptable.** In addition to this, the proposed housing

## 5. Grounds

does not cater for a mix of family sizes. There are no units for larger families or older down-sizers.

The plans do not contain any provision for civic, cultural, and community facilities. All existing civic, cultural, and community spaces in Dundrum are currently crowded and full to capacity. How is it proposed to provide for the many 1000s of new residents that the development would ensue? **This is unacceptable.**

There is limited provision for retail and other essential facilities. The old Dundrum shopping centre provides for the local community in the way that the overpriced chain stores of the new shopping centre currently do not. All existing businesses on the Main Street and old shopping centre should be provided for as any reduction to the retail units on the Main Street and existing old shopping centre will further undermine Dundrum's chances of recovering its previous vitality.

Already there are shortages of school places (both primary and secondary) in the area. This can only get worse with the influx of new residents that the proposed development will bring.

It is almost impossible to get onto the Luas at peak times by the time it reaches Dundrum. Similarly buses are full to capacity by the time they travel close to the village. There is insufficient transport infrastructure in the area to cater for a large influx of new residents.

## 5. Grounds

Dundrum village has suffered enough with the development of the Dundrum shopping centre. The time has now come to restore the village to its former glory. The proposed development will destroy 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**

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

**Notes**