



Observation on a Strategic Infrastructure Development Application

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

Michael Ryan

(b) Observer's postal address

Glasha, Dundrum Road, D14N1w8

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 application

(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.

(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

(c) Location of proposed development

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

Old shopping centre, 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).

My name is Michael Ryan and I have lived and worked as an orthodontist in Dundrum since 1997. I have 2 college going children, who of course would like to live in Dublin and be able to afford somewhere to live.

I am not against the the proposal to develop the site of the old shopping centre.

However, I am against the Hammerson-Allianz proposal for the following reasons.

Firstly a 16 storey tower block is out of scale at the north end of the site next to the Luas bridge. I enjoyed living in Chicago tower blocks in the 1990s, with all their amenities, but that was in a downtown financial and commercial setting and not out in the suburbs.

As you arrive in Dundrum on the outbound Luas and look south you can see the Dublin hills, gardens and greenery that give such a pleasing first impression of our neighbourhood. In fairness to us Dundrum residents, we have accommodated considerable development in recent years, but this planned development will be surely many steps too far.

Secondly the remaining tower blocks are so on top of each other that effectively we may as well live in Dublin 2 except without the benefit of a decent central green space like St Stephens Green. There is no provision

5. Grounds

for a civic square to maintain the sense of community that we currently enjoy. Indeed the height and proximity of these blocks will give an even more constricted and claustrophobic feel to our little town centre.

Thirdly these apartments are all for rent. Many of the older generation living in the Dublin 14 / Dublin 16 area would love to downsize to an apartment of their own in such a central location next to church, post office, banks etc.

This would in turn free up their homes for families wishing to trade up.

Having apartments for sale in the developments in Dundrum would make it possible for local people to buy in our area, which would help keep our community intact. Few, however, would be likely to want to go into a rental situation from one of home ownership. Also, rental apartments tend to degrade because of the constant turnover of tenants, making them even less appealing to local residents as time passes.

When the Fernbank Development on the Upper Churchtown Road was bought by a pension fund and became rental only, the community responded with dismay. The same will happen with this planned development.

Our community – and Dublin overall—desperately needs more owner-occupied apartments, especially larger apartments for older residents. This development, as planned, sadly does not meet that need.

In conclusion, my own view is that of course we need development and that the current old shopping centre is well past its sell-by date, but not this development, which is to many of us who live here is just an awful proposal. It will convert our village into a corridor of high-rises with no open air space

5. Grounds

for our community and will not serve the needs of the people, like me and my family members, who have loved living in Dundrum for decades.

We have a country full of talented architects and town planners. Surely this proposal can be returned to the drawing board and a more inclusive and attractive proposal put together.

Thanks for giving me the opportunity to make these observations.

Dr Michael Ryan



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.

You can insert photographs and similar items in your observation details: grounds (part 5 of this form).

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.

Fee

7. You **must** make sure that the correct fee is included with your observation.

Observers (except prescribed bodies)

- strategic infrastructure observation is €50.
- there is no fee for an oral hearing request

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.

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 observations

9. If you are sending us your observation using **the online uploader facility**, remember to save this document as a Microsoft word or PDF and title it with:

- the case number and your name, or
- the name and location of the development and your name.

This also applies to prescribed bodies sending an observation by email.

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.

For Office Use Only

FEM – Received		SIDS – Processed	
Initials		Initials	
Date		Date	

Notes