



Observation on a Strategic Housing 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

(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**

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.)

The overall development is excessive in its size for Dundrum village and will ruin the village and the surrounding villages if developed as planned - with far too many apartments being built. It should be borne in mind that the upcoming plans for a large quantity of apartments at the nearby Central Mental Hospital are also being planned and the existing nearby Fernbank apartment complex (also build-to-let) which is nowhere near full occupancy despite being built over 2 years ago.

If the development goes ahead as planned - it, along with the aforementioned developments nearby will put so much pressure on the already maxed-out public transport, that it will make it impossible to actually get on a luas or bus at peak times. Luas passengers are already forced to travel a few stops in the opposite direction before doubling back - just to get on the luas. This is not going to improve anytime soon due to the plans for the Metro being cancelled therefore consideration has to be given to the impact on public transport.

It would be more beneficial to Dundrum if the development consisted of hotel and far more office and retail units.

There are insufficient provisions in the plans for civic, cultural and community facilities, spaces and services. These are vital to serve those who will come to live in Dundrum Village, as well as the rapidly expanding population in the immediate area.

The development of the site needs to continue serving the community in Dundrum - the current plans do not. There should be a civic square or plaza to continue to facilitate the Dundrum Festival, farmers' market and outdoor events for the community to enjoy.

There is limited provision of retail, entertainment and other essential facilities, as required by the Major Town Centre zoning on the site. This development will be 95% residential. The reduction in retail units will undermine its chance of recovering its previous vitality - a real place residents want to use and visit.

The overall height and density of the planned development is excessive. 11 apartment blocks, some of which are 5 storeys on Main Street West, and others rising up to 16 storeys at the northern end opposite Sweetmount and far too tall, overbearing and out of keeping with the surrounding low-rise and low-density suburban village.

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