

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

Paula Quigley

(b) Observer's postal address

12 Kingston Close, Ballinteer, Dublin 16, D16 NW20

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**

Hammerson-Allianz 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.)

My parents moved into a new house in Sweetmount Avenue in Dundrum in 1965, at a time when there was large residential developments in both Churchtown and Dundrum. Dundrum was referred to as a village then and is still referred to as such by the people who live there today.

The development of Dundrum proposed by Hammerson-Allianz on the old Dundrum shopping centre site is completely out of character for the historic village of Dundrum. The old historic buildings on the main street should also be retained, as both residential and retail units. The proposed buildings on Dundrum main street will be 2 storeys over the current building height along the street making the street too enclosed, and consequently will lose the 'village' appearance of Dundrum.

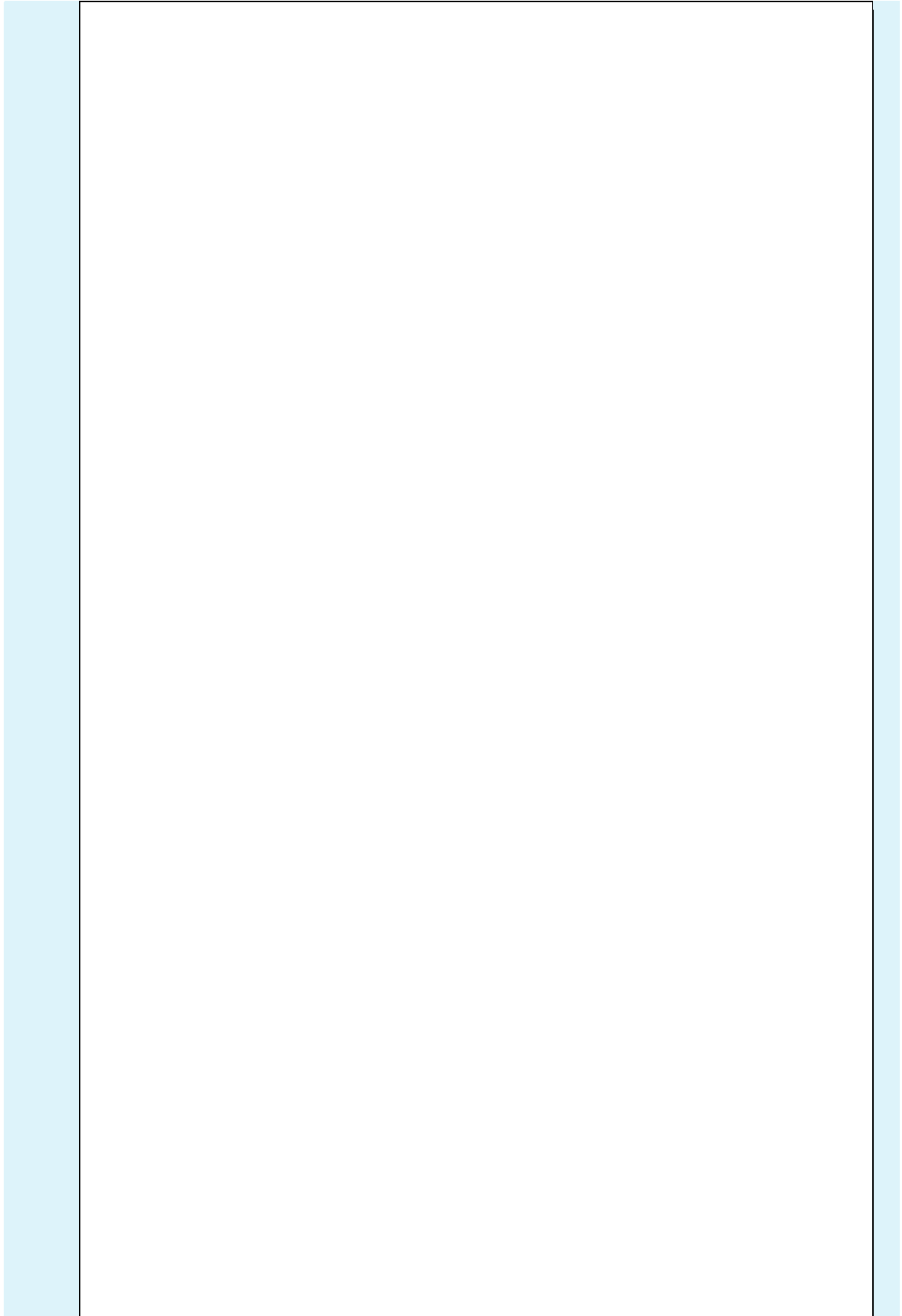
There have been new residential developments in the vicinity of Dundrum in recent years on the old Gort Muire site, what was once the grounds of Notre Dame school and the Ballinteer Bridge/Laurels area. There are also future plans to build on the Central Mental hospital site. These developments have already brought increased populations to the area. These are all outside of what is the centre and heart of Dundrum village. The scale of what is planned for Dundrum village is

- repetitive
- monolithic
- relentlessly large and
- unnecessary

It will bring a transient population rather than a settled one in what is largely a low density suburban environment. The development is proposed to be 95% residential which is too large for the confined area of Dundrum village, and a direct contravention to a zoning regulation of mixed use.

It will put enormous pressure on an already busy infrastructure in the immediate area of Dundrum village. Growing up in Dundrum there was always an issue with traffic and pressure points particularly around the area of the Carnegie Library and I believe that the infrastructure has not been developed enough to accommodate the increased population that the new development on the old Dundrum site will bring.

It is important that the new development remain sympathetic to the village and streetscape and the proposed 'monolithic' development is too extreme. There should also be more areas given over to civic use for the increased population that Dundrum has and will have, including cultural and community spaces. In short Dundrum village should be a community enriched area with facilities that will enrich the lives of the people who live within the immediate area and environs. The opportunity to do this should not be ignored.



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