

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

Raymond Twyford

(b) Observer's postal address

120 Sweetmount Avenue Dundrum D14TX93

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.

(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)

DUNDRUM VILLAGE STRATEGIC HOUSING DEVELOPMENT, OLD DUNDRUM SHOPPING CENTRE AND OTHER PROPERTIES, 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).

Dundrum Village

Firstly, I would like to make something clear, in that, Dundrum is a village, not a “Town Centre”. I see that the developer keeps referring to their existing named property of “Dundrum Town Centre” which indeed it has become known under their own naming rights. However, under the guise of delivering a new residential community by making way for the “Village“, to be transformed into a new “Major Town Centre” adding thousands to its population in a high-density development to an area that already struggles with traffic problems, the existing transport hub is already under pressure, especially at peak times which does not even factor in the new development of Cherrywood which will bring the existing Luas and bus corridors under immense pressure.

Residential Community

In their statement, Hammerson Allianz proposes that the historic character of Main Street and Dundrum Village generally have been addressed in the scheme through the scale and massing and the range of materials which respect the scale and character of Main Street incorporating a new “residential community” in the heart of Dundrum, they also state that this kind of development is currently lacking as a significant residential

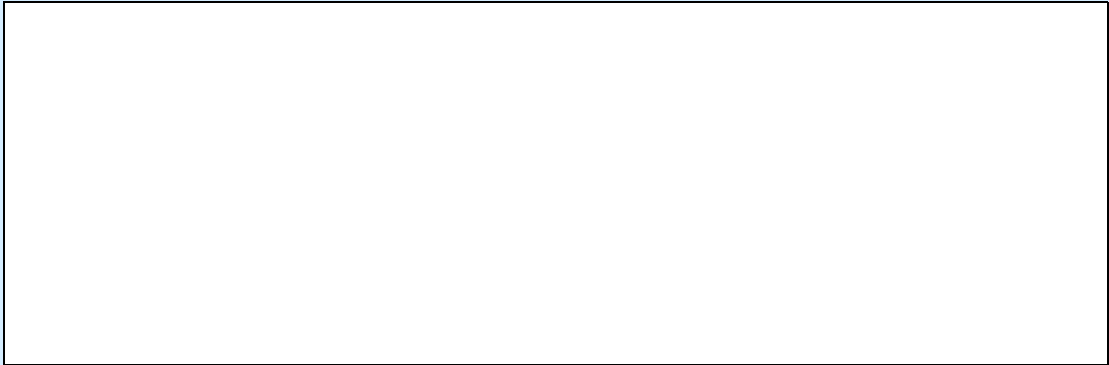
5. Grounds

component in their language “Dundrum Major Town Centre”....could they have meant that their existing town centre is missing an additional footfall to their “Town Centre” and it would be beneficial for their retail strategy to pack as many of what appear to be unsightly residential units into a small area which sees the entire village demolished on one side, bar three dwellings to be represented by larger unsightly blocks. This, however, already contravenes their statement (the historic character of Main Street and Dundrum Village generally have been addressed). I understand the need for more “housing and homes” as opposed to unsightly blocks of units, especially where there is well thought out transport infrastructure to move that population from place to place while reducing traffic levels. Dundrum Village has a unique opportunity to maintain its intimate appearance as part of an overall thought out plan for lower density homes and not units as proposed by Hammerson and Allianz.

Yours Sincerely,

Raymond Twyford
120 Sweetmount Avenue
Dundrum
Dublin
D14TX93

5. Grounds



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