



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

Sean Cunningham

(b) Observer's
postal address

15 Wyckham Park Road, Dundrum, Dublin D16HY39

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 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.)

Observations on Proposed Hammerson -Allianz plans for Dundrum Village

I have lived with my wife and family in the Dundrum area for more than 40 years. During that time Dundrum Village has always had a special atmosphere, with a great variety of many small businesses which provided useful services.

While I acknowledge the need for more housing, the proposed development does not meet the requirements of a sustainable community and is of a scale which grossly dwarfs and extinguishes the Village of Dundrum.

The proposed development should be rejected because:

It involves demolition of historic buildings on Main Street which are designated as an Architectural Conservation Area in the DLRCC County Development Plan 2022-2028.

It raises new buildings heights on Main Street to 5 storeys, which is out of keeping with the existing streetscape and will adversely affect the current ambience of the Village..

The proposed development will only provide 5 new retail spaces, while removing the many small retail and business premises in the current Village, so considerably reducing the number and variety of retail / business premises in an area which is designated retail / commercial in the DLRCC County Development Plan 2022-2028.

The proportion of 3 bedroom apartments in the proposed development is far too low to foster a family based community. There are already a lot of one bed and two bed apartments in the Dundrum area. What is needed is affordable 3 bed apartments, or preferably, houses.

The proposed development does not include enough open space or green areas for community use.

It does not provide adequate buildings for communal / cultural use, eg halls, theatre, galleries, meeting rooms etc

There will be further traffic congestion (bus and car) on Dundrum Road. The extra demands on the Luas will be a huge problem, which is not easily solvable by longer or more frequent trams. The Luas capacity should be upgraded before there is any further significant development along it.

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