



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

Shay and Patricia Moles

(b) Observer's postal address

59 Wesley Lawns
Sandyford Road
Dublin D16 P526

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 Dubdrum Village

- (c) **Location of proposed development**

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

Dundrum Village

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 5 story buildings along main street, is not in keeping with the historic character, scale or streetscape of Dundrum Village

It will result in demolition of historic buildings on Main Street Dundrum, even though they are designated as an Architectural Conservation area under the new county development plan 2022/2028.

No substantial provision in the plans for civic, cultural and community facilities, spaces and services. Important for the people who come to live there

No civic square or plaza in the heart of the village to facilitate events appropriate to such an area such farmers market, Dundrum festival etc.

Limited provision of retail, entertainment and other essential facilities.

Only 2% of retail taken out will be put back which will weaken the chance of recovering its previous vitality.

The overall height and density of the planned development comprising 11 Apartment blocks from 5 (on Main street) up to 16 stories which will overlook bungalows and two story developments.

5. Grounds

The transport infrastructure, already congested, will not facilitate old and new residents (no creche provisions). Access and egress for emergency services will be inhibited.

Potential Down sizers to move from four bedroom developments to these tower blocks will not be incentivised to relocate there.

In summary, I have raised my family and buried my wife in this area and I and my new wife want the next generations to have the same quality of life as I did in a village which needs some development, but not of the type proposed

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