

Our Ref: IF-SB-01/2022
Date: 3rd January, 2022

Planning Application for the widening of existing pedestrian gate to create a new vehicular entrance onto Wainsfort road, new front parking area, closing-off the rear parking area by modification to the rear boundary wall within the legal boundary and all associated site works at 93 Wainsfort Road, Terenure, Dublin 6W PW95

Supporting Case for Application

The purpose of this application is to improve and enhance site access, function and overall user/property owner's experience and satisfaction with the scope of Planning and Development Act. This is achieved by the following;

1. By increasing size of the rear garden private open space, **when the rear parking spaces are closed off**. This would address the concern's raised by An Bord Pleanala of excessive and unnecessary increase in parking spaces.
2. Safe and gated front entrance access from the **Wainsfort road**
3. Providing two no. secured car parking area at the front of the property
4. Allowing for safe and secured area to the front for Electric Vehicle charging point in line with government policy and SEAI Home Charger Grants conditions – "that EV must be parked on an off-street parking location associated with the home and the charger must be connected back to the fuse board of the home of the applicant"
5. The location of the new entrance, which has similar arrangement like other adjacent dwellings with the vicinity of the area, however much better, less hazardous and safer due to the fact that parked vehicles can exit the property safely without having to reverse unto the public road, as shown in the swept path analysis on the accompany drawings. This also addresses the traffic safety concern raised by An Bord Pleanala.


Wale Kadeba B.Sc M.Sc C Eng MIEI