

Proposed 182 Unit Large Scale Residential Development

Caheranardish, Mungret
Co. Limerick



Stage 1 Road Safety Audit

March 2026



MHL & Associates Ltd.
Consulting Engineers



DOCUMENT CONTROL SHEET

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R01	Client Draft Issue	J Daly	B Loughrey		14/10/2025
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1. INTRODUCTION

M.H.L. & Associates Ltd. Consulting Engineers have been engaged by OSL Butler Consulting Engineers on behalf of Homeland Projects Ltd to prepare a Stage 1 Road Safety Audit (RSA) to support an LRD planning application to Limerick City & County Council in relation for the proposed 182 Unit Housing Development at Caheranardish, Mungret, Co. Limerick.

The development will consist of a Largescale Residential Development (LRD), comprising of 182no. residential dwellings as follows: 141no. houses consisting of 104no. detached/semi-detached dwellings (24no. 4-beds, 78no. 3-beds and 2no. 2-beds), 37no. townhouses (18no. 3-beds and 19no. 2-beds) and 41no. apartment units across 1no. triplex unit (2no. 2-beds and 1no. 1-bed) and a five-storey apartment building (13no. 2-beds and 25no. 1-beds) with a crèche with capacity to accommodate 70no. children at ground floor level. The proposed development will include the provision for car parking, including EV charging points and bicycle parking. The proposed development will also include the provision of private, communal, and public open spaces; internal roads and pathways; pedestrian and cyclist routes; hard and soft landscaping and boundary treatments; waste storage; plant; signage; a new vehicular and pedestrian access onto the Mungret Park Road; public lighting; substations; all associated site development works; and all drainage and foul sewer infrastructure and network works including a pumping station and connections to the existing networks and nature-based suds measures.

The site will be served by a single vehicular access point within the 50kph speed control of Mungret. This audit considers the development connection point with the existing road infrastructure and the proposed layout of internal road network.

See Figure 1.1 Site Location Map. Figure 1.2 shows the site extents on aerial photography; Figure 1.3 shows the site layout for the proposed works as issued for planning.

The Audit Team consists of Brian Loughrey (team leader, TII Ref No. **BL68284**) and James Daly (team member, TII Ref No. **JD1351495**) of MHL Consulting Engineers.

The team made a site visit during daylight hours on Thursday 11th September 2025. The weather was wet and rainy at the time of the visit.

Information provided to assist the Audit consists of the drawings and documents listed in Appendix B. The information provided was considered adequate in terms of detail for the purpose of carrying out a Stage 1 road safety audit.

No previous Stage 1 Road Safety Audit report was provided to the Audit team for this Site.

At the time the Audit was carried out, access to road safety data was unavailable as The Road Safety Authority is in the process of reviewing its road traffic collision (RTC) data sharing policies and procedures.

The Audit has been carried out in accordance with the relevant sections of TII Publication GE-STY-01024 (formerly NRA HD 19/15), "Road Safety Audit". The scheme has not been examined or verified for compliance with any other standards or criteria. The team drove the local road network and walked the road along the site road boundaries and compiled a list of road safety problems and associated recommendations which are presented in this report. Appendix A contains some photographs of the site.

An Audit Team Statement is included at the end of the Report. Appendix D contains the Safety Audit Feedback Form.



Figure 1.1 – Site Location Map



Figure 1.2 – Site Extents

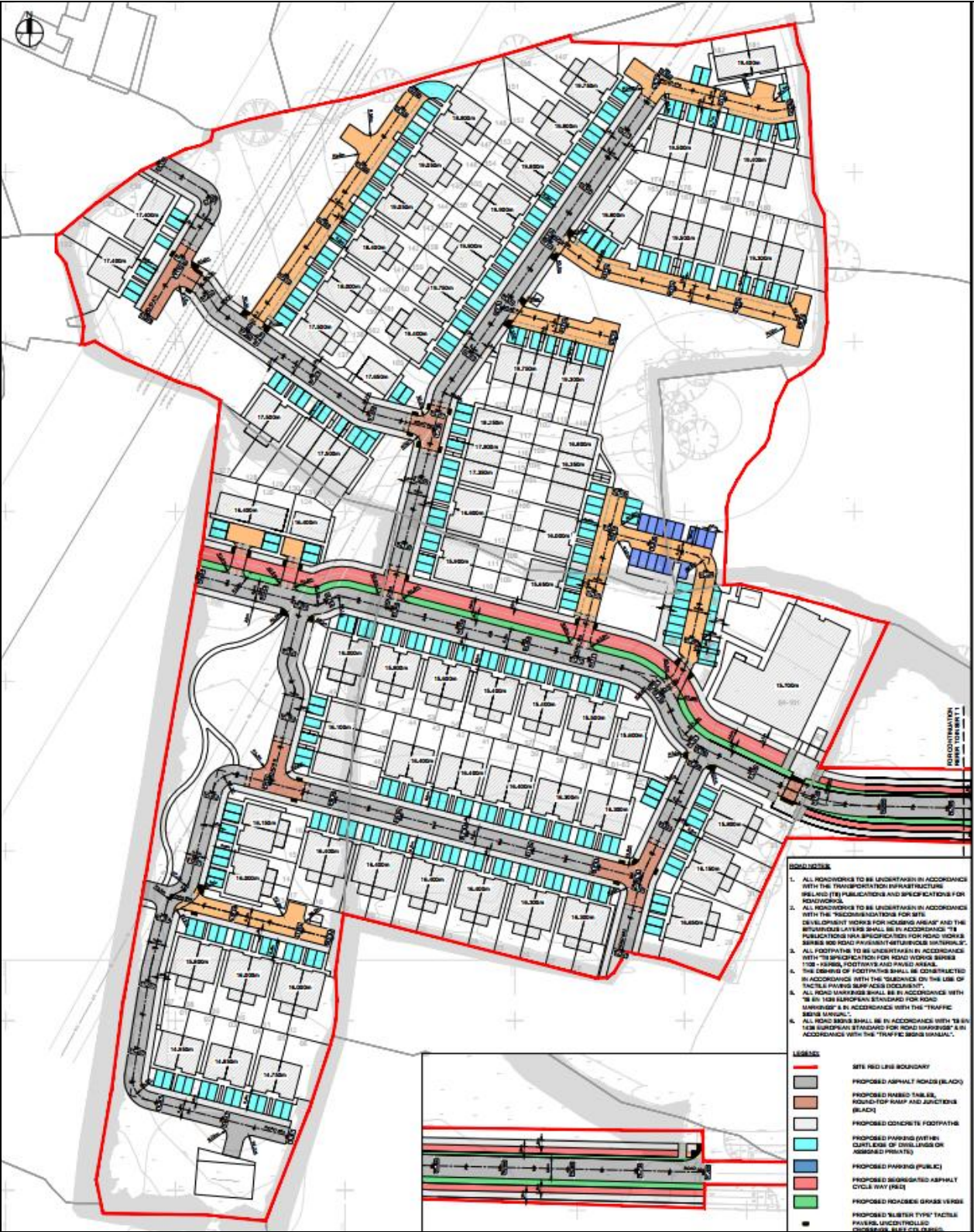


Figure 1.3 –Site Layout as issued to the Audit Team

3. AUDIT TEAM STATEMENT

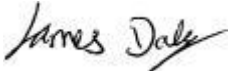
We certify that we have examined the drawings and documents listed in the Appendix to this Report. The examination has been carried out with the sole purpose of identifying any features of the design that could be removed or modified in order to improve the safety of the scheme. The problems identified have been noted in this report, together with associated safety improvement suggestions, which we recommend should be studied for implementation. The Auditors have not been involved with the scheme design.

Mr Brian Loughrey BE CEng MIEI

Signed: 

Date: 03/03/2026

Mr James Daly, BEng CEng MIEI

Signed: 

Date: 03/03/2026

APPENDIX A – SITE PHOTOGRAPHS



Photo A1 – Tie-in point to existing Active Travel Infrastructure



Photo A2 – Existing Public Lighting Columns along the existing scheme

APPENDIX B – DRAWINGS & DOCUMENTS SUBMITTED FOR INFORMATION

Drawings AND DOCUMENTS submitted for information

DRAWINGS BY: OSL Butler Consulting Engineers			
Ref.	Date	Drawing Title	Scale
24051-OSL-11-DR-C-1110 - Rev P03	20.02.2026	Proposed Road Layout	A1 – 1:500
24051-OSL-11-DR-C-1111 - Rev P03	20.02.2026	Proposed Road Longitudinal Sections – Sheet 1	A1 – As Shown
24051-OSL-11-DR-C-1112 - Rev P03	20.02.2026	Proposed Road Longitudinal Sections – Sheet 2	A1 – As Shown
24051-OSL-11-DR-C-1113 - Rev P03	20.02.2026	Proposed Road Longitudinal Sections – Sheet 3	A1 – As Shown
24051-OSL-11-DR-C-1114 - Rev P03	20.02.2026	Proposed Road Longitudinal Sections – Sheet 4	A1 – As Shown
24051-OSL-11-DR-C-1115 - Rev P03	20.02.2026	Proposed Roadmarking and signage Layout	A1 – 1:500
24051-OSL-11-DR-C-1120 - Rev P03	20.02.2026	Proposed Surface Water Layout	A1 – 1:500
24051-OSL-11-DR-C-1116 - Rev P03	20.02.2026	Swept Path Analysis Sheet 1	A1 – 1:500
24051-OSL-11-DR-C-1117 - Rev P03	20.02.2026	Swept Path Analysis Sheet 2	A1 – 1:500
24051-OSL-90-DR-C-9010 - Rev P03	20.02.2026	Proposed Road Details Sheet 1	A1 – NTS
24051-OSL-90-DR-C-9011 - Rev P03	20.02.2026	Proposed Road Details Sheet 2	A1 – NTS
Landscape General Plan L-100	February 2026	Purpose of Drawing - Planning	1:750 @ A1
PL2543-MEC-HIG-SWI-DR-EO-00001 P02	23/02/2026	Public Lighting Layout	1:500
PL2543-MEC-HIG-SWI-DR-EO-00002 P02	23/02/2026	Public Lighting Layout	1:500
PL2543-MEC-HIG-SWI-DR-EO-00003 P02	24/02/2026	Broadband Ducting Layout 1	1:500
PL2543-MEC-HIG-SWI-DR-EO-00004 P02	24/02/2026	Broadband Ducting Layout 1	1:500

APPENDIX C - RSA FEEDBACK FORM

Road Safety Audit Feedback Form

Scheme: **Proposed LRD Development at Caheranardish Mungret, Co. Limerick**

Audit Stage: 1

Date Audit Completed: **12/09/2025**

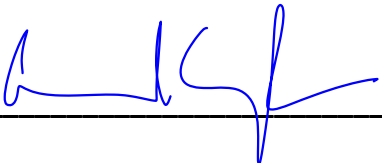
	To be completed by the Designer			To be Completed by Audit Team Leader
Paragraph No. in Safety Audit Report	Problem accepted (yes/no)	Recommended measure accepted (yes/no)	Describe alternative measure(s). Give reasons for not accepting recommended measure. Only complete if recommended measure is not accepted	Alternative measures or reasons accepted by auditors (yes/no)
2.1	Yes	Yes	Landscape Layout coordinated with Roads Layouts. Landscaping and boundary treatments will be kept at an adequate height to ensure no impact of sightlines and visibility.	
2.2	Yes	No	Due to site constraints (GNI existing infrastructure and existing site topography), levels within this area is only achievable through keeping this short section at the grade proposed. Sufficient drainage measures (road gullies) have been provided to prevent excessive water flow. OSL is satisfied that this section provides adequate 'landing' areas before and after the short steep section and this will not result in excessive water flow or restrict pedestrian access for wheelchair use.	Yes

Signed:  Designer

Date 10/03/2026

Signed: Brian Loughrey Audit Team Leader

Date 11/03/2026

Signed:  Employer

Date 11.03.26