Old Orchard, Monaleen, Co.Limerick

Modification of the Large-Scale Residential Development at Monaleen, Co. Limerick



Stage 2 Road Safety Audit

May 2026

MHL & Associates Ltd.
Consulting Engineers

Document Control Sheet

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1. INTRODUCTION

M.H.L. & Associates Ltd. Consulting Engineers have been engaged by OSL Butler Consulting Engineers Ltd on behalf of GLR Property Ltd to prepare a Stage 1 Road Safety Audit (RSA) for the modification of the Large-Scale Residential Development in Old Orchard, Monaleen.

The proposed development comprises of the modification of the Large-Scale Residential Development granted under Application Ref. 23/60842 and Appeal Ref. ABP-319009-24.The proposed modifications comprise of:

1. The replacement of 57 no. units comprising of;
   - 06 no. 4 bed semi-detached houses (139.2 sq.m.)
   - 15 no. 3 bed semi-detached houses / townhouses (108 sq.m.)
   - 06 no. 1 and 2 bed apartments (Block A) (54.1 sq.m. – 114.1 sq.m.)
   - 14 no. 1 and 2 bed apartments (Block B)(54.1 sq.m. – 114.1 sq.m.)
   - 16 no. 1, 2, and 3 bed apartments (Block D)(50.2 – 123.2 sq.m.)

   With 59 no. units comprising of;
   - 04 no. 4 bed semi-detached houses (134.0 sq.m.)
   - 22 no. 3 bed semi-detached houses (104.4 – 108.6 sq.m.)
   - 04 no. 3 bed semi-detached houses (115.8 sq.m.)
   - 08 no. 3 bed townhouses (109.8 sq.m.)
   - 06 no. 2 bed townhouses (80.2 sq.m.)
   - 15 no. 1 and 2 bed apartments (61.6 – 71.9 sq.m.)

2. The provision of 5no. additional townhouse units (2 no. 3 beds and 3 no. 2 beds).

3. The omission of the permitted childcare facility with capacity to accommodate 58no. children and the construction of a childcare facility on a site to the west with capacity to accommodate 102no. children.

The 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; public lighting; substations; all associated site development works; and all drainage and foul sewer infrastructure and network works including nature-based suds measures.

The site will be served by the permitted single vehicular access junction onto the School House Rd with a shared pedestrian/cyclist surface linking the development to the Golf Links Road. The proposed creche to the west of the site will have its own dedicated entrance/exit from Golf Links road.

See Figure 1.1 Site Location Map. Figure 1.2 shows the site extents on aerial photography and Figure 1.3 shows the site layout for the proposed junction alterations.

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 on Wednesday November 5th 2025. The weather was dry at the time of the visit but the ground was wet.

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.

A stage 1 Road Safety Audit was previously carried out prior to detailed design stage by Traffic and Transport Road Safety Associates Ltd and a stage 2 RSA for the detailed design of the Original Large-Scale Residential Development.

No specific Road Collision data was provided to the audit team. The auditors reviewed the RSA Road Collision Statistics, in the vicinity of the applicant site. Two non serious injury traffic collisions were reported in the period 2016 – 2024. Refer to appendix C for further details.

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 Map

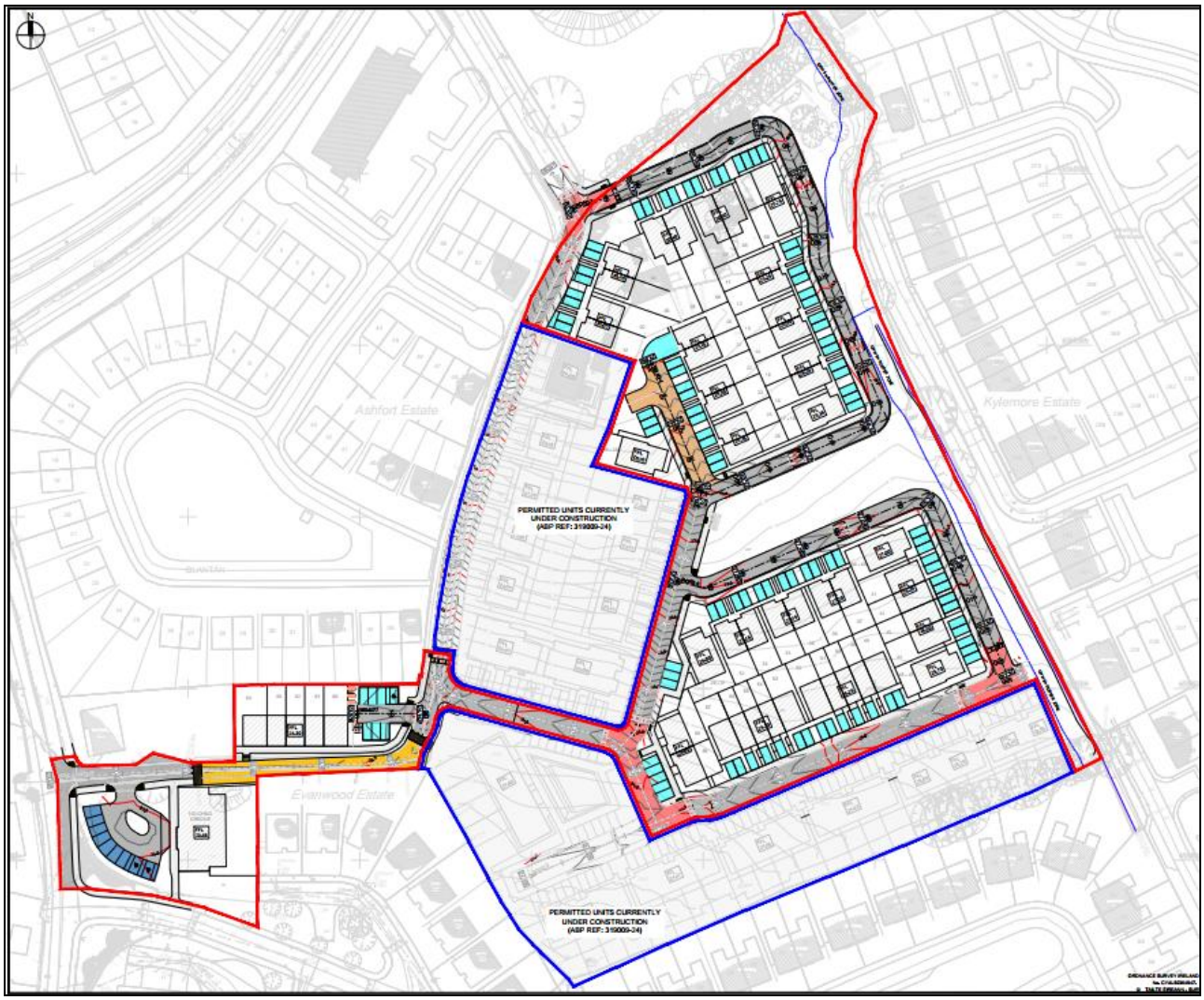


Figure 1. 3 Proposed Site Layout

2. AUDIT ISSUES

2.1. PROBLEM 1: JUNCTION ARRANGEMENT BETWEEN ROAD 7 AND SHARED SURFACE

The drawings show a shared surface (pedestrain & Cyclsist) between the Main housing development and the creche entrance from Golf Links Road. As the creche is located here, the Audit Team belive that parents will use this route to walk and scoot directly with children too and from the creche. The design team should review the junction arrangement at the location to give more protection to Vulnerable road users as they transition form the shared surface to and from the housing development. A lack of clarity and/or tighting of the junction at this location, could result in vehicles being parked in an ahoc nature here.

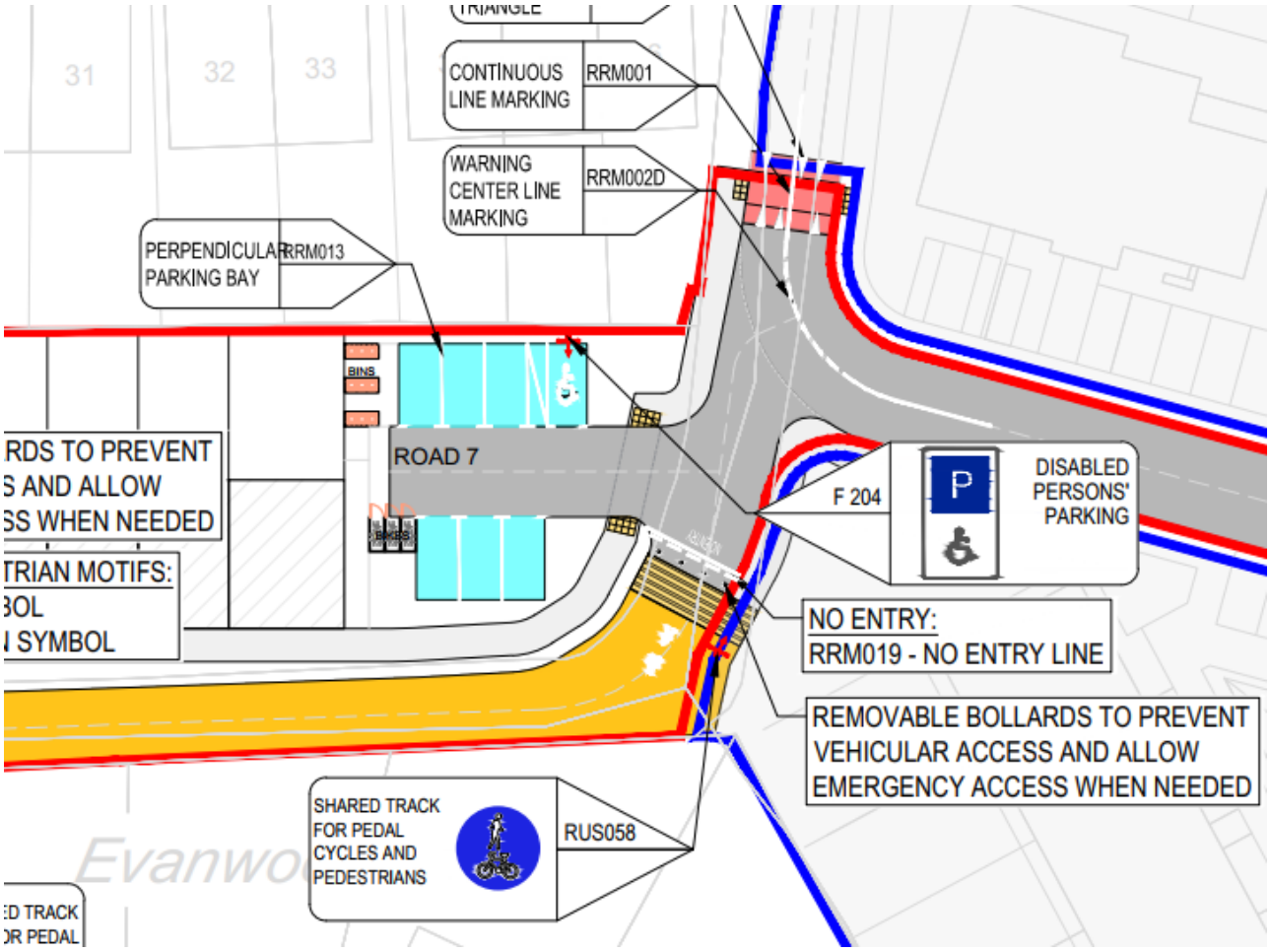


Figure 2.1

Recommendation 1

The design team should review the junction arrangement at this location and ensure the protection of VRU's is prioritised.

2.2. PROBLEM 2: JUNCTION PRIORITY

The drawings provided to the audit team does not show the junction priority on the south western corner of the site (refer to Fig 2.2). A lack of clarity over priority at the location could lead head-on type collision between vehicles approaching from different direction.

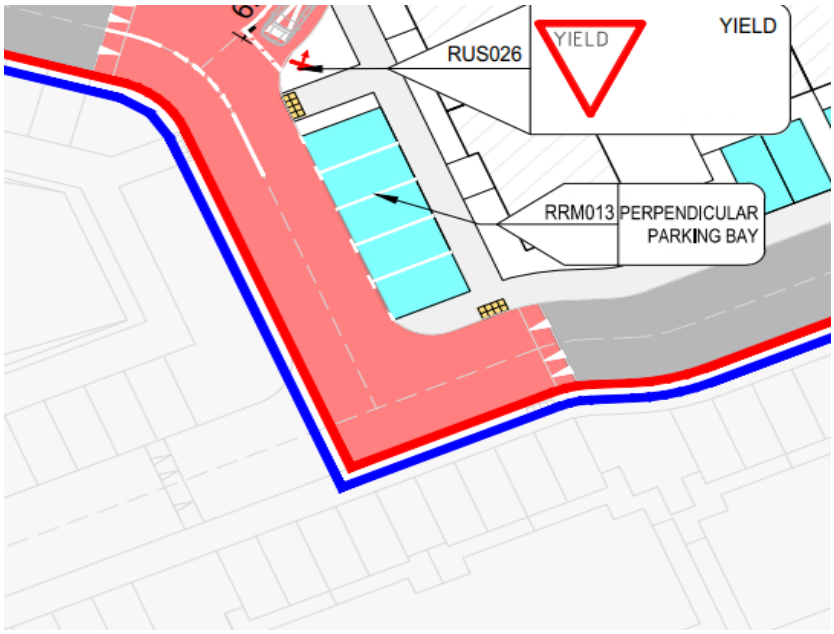


Figure 2.2

Recommendation 2
The design team should clarify who has priority at this junction and update with the relevant signing and lining arrangement.

2.3. PROBLEM 3: SHARED SURFACE AT ROAD 4

It appears from the drawing issued that Riad 4 is proposed to be Shared surface with a pedestrian refuge along the western side. The drawing issued, do not show the proposed width of these facilities. The drawing appear to show a contract in surfacing which is in line with DMURS. An unnecessary road width at this location will encourage cars to drive at an excessive speed and could result in collision with vulnerable road users.

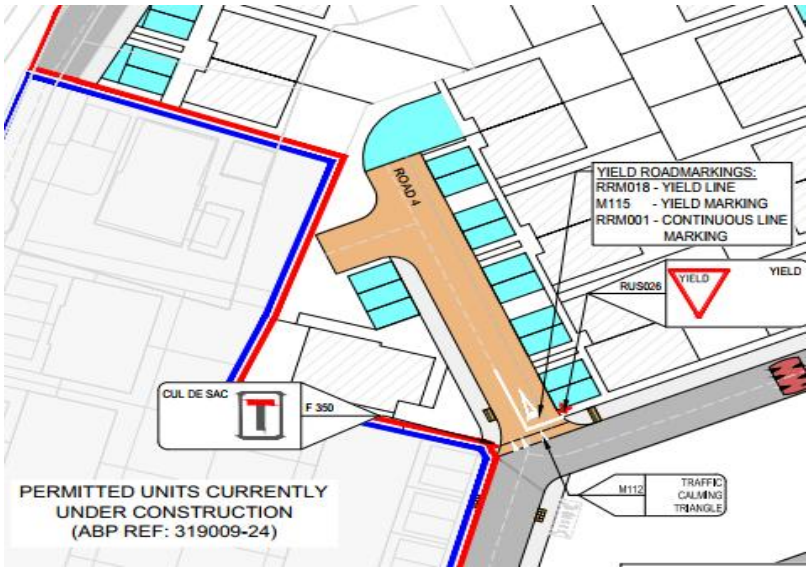


Figure 2.3

Recommendation 3
The design team should confirm that this section of the road is line with the relevant standards.

2.4. PROBLEM 4: SIGHTLINES AT CRESH EXIT ONTO GOLF LINKS ROAD

The Audit team observed that sightlines are currently restricted at the proposed exit from the creche onto Golf Links Road. It is unclear from the drawings if these are to be improved or not. Inadequate sightlines could lead to side impact type collisions between vehicles exiting on Golf Links road and vehicles travelling along the main road.

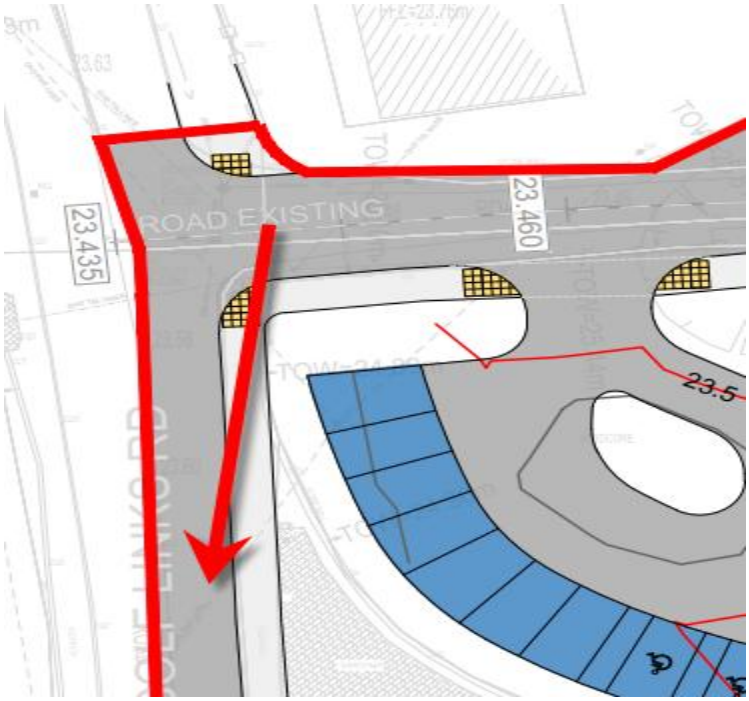


Figure 2.4

Recommendation 4
The design team should ensure that the adequate sightlines are provided in accordance with the relevant standards.

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: .....
26/05/2026

Mr James Daly, BEng MIEI

Signed: .....
26/05/2026

APPENDIX A – SITE PHOTOGRAPHS



Photo A1: Existing Public Lighting along Golf Links Road



Photo A2: Creche Site



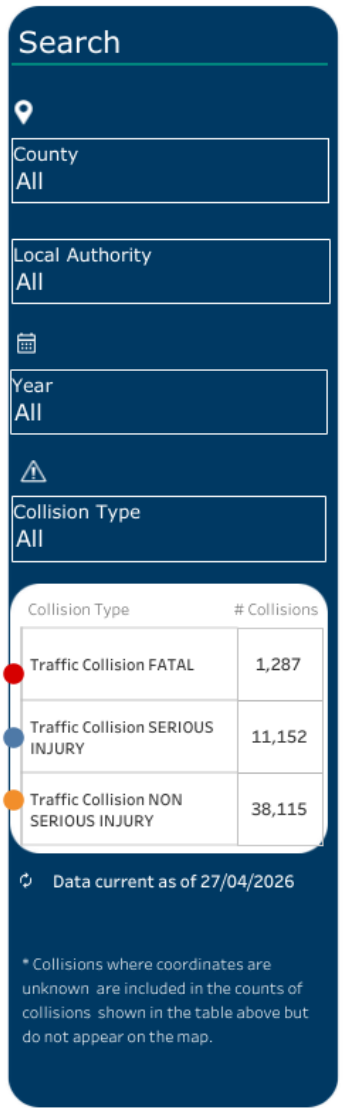
Photo A3: Sightlines restricted at the exit onto Golf Links Road.

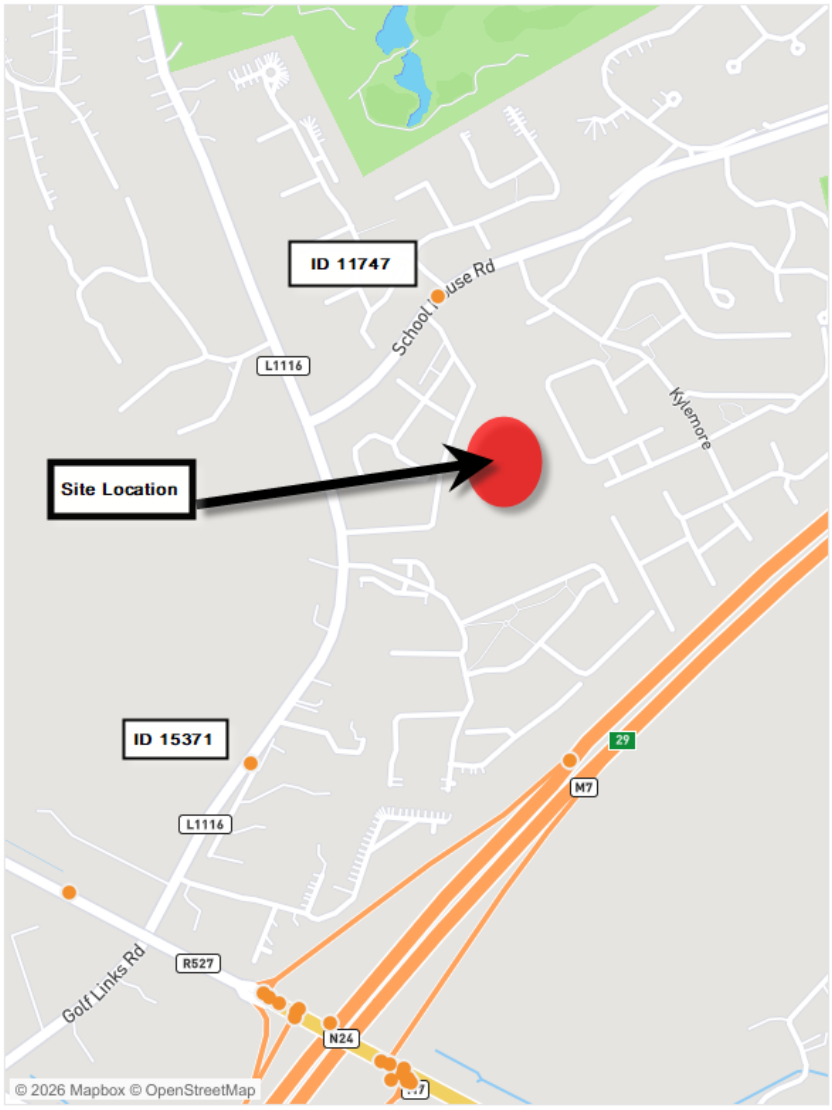
APPENDIX B – DRAWINGS & DOCUMENTS SUBMITTED FOR INFORMATION

Drawings AND DOCUMENTS submitted for information

DRAWINGS BY: OSL Butler Consulting Engineers			
Ref.	**Date**	**Drawing Title**	**Scale**
24050-OSL-11-DR-C-1110 P03	11/05/2026	Proposed Roads Layout	1:500 @A1
24050-OSL-11-DR-C-1111 P03	11/05/2026	Longitudinal Section Sheet 1	As Shown @A1
24050-OSL-11-DR-C-1113 P03	11/05/2026	Proposed Road Marking and Signage Layout	1:500 @A1
24050-OSL-11-DR-C-1114 P03	11/05/2026	Proposed Swept Path Analysis Sheet 1	1:500 @A1
24050-OSL-11-DR-C-1115 P03	11/05/2026	Proposed Swept Path Analysis Sheet 2	1:500 @A1
24050-OSL-11-DR-C-1120 P03	11/05/2026	Proposed Surface Water Layout	1:500 @A1

APPENDIX C – COLLISION INVESTIGATION MAP





Display	ID	Incident Type	Local Authority	Time Band	County	Month of Year	Avg. Latitude	Avg. Longitude
Passenger Minorly Injured: 1	15371	Traffic Collision NON SERIOUS INJURY	Limerick City and County Council	12pm-3.59pm	Limerick	Aug-18	52.64990667	-8.565188333
Pedestrian Minorly Injured: 1	11747	Traffic Collision NON SERIOUS INJURY	Limerick City and County Council	4pm-7.59pm	Limerick	Dec-17	52.65468833	-8.562018333

APPENDIX D – RSA FEEDBACK FORM

Road Safety Audit Feedback Form

Scheme: Amendment to SHD at Old Orchard, Monaleen, Co.Limerick
Audit Stage: 1
Date Audit Completed: 05/11/2025

	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		
2.2	Yes	Yes		
2.3	Yes	Yes		
2.4	Yes	Yes		

Signed: _____ **Designer** **Date** 26/05/2026

Signed: Brian Loughrey **Audit Team Leader** **Date** 26/05/2026

Signed: _____ **Employer** **Date** 26.05.26