Deerpark, Killarney, Co. Kerry

Proposed Large Scale Residential Development, Ardshanavooly, Killarney, Co. Kerry



Stage 1 Road Safety Audit

September 2026

MHL & Associates Ltd.
Consulting Engineers






Document Control Sheet

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	Internal Draft	J Daly		-	13/02/2026
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1. INTRODUCTION

M.H.L. & Associates Ltd. Consulting Engineers have been engaged by Ross-Park Residential HS Limited to prepare a Stage 1 Road Safety Audit in support of a planning application for a proposed Large Scale Residential Development (LRD) located at Ardshanavooly, Killarney, Co. Kerry.

Ross-Park Residential HS Limited intend to apply for planning permission for a Large-Scale Residential Development (LRD) at Ardshanavooly (townland), Killarney, Co. Kerry.

The development will consist of the construction of a residential development of 188 no. residential units with ancillary creche, landscaping and all associated site development works.
The proposed development includes the construction of 120 no. two and three storey houses comprising of 53 no. townhouse units (37 no. 3-bed units, 16 no. 4-bed units), 48 no. semi-detached units (30 no. 3-bed units, 18 no. 4-bed units), 19 no. mews houses (19 no. 2-bed units), and 68 no. apartments in 2 no. four storey blocks (36 no. 1-bed units, 32 no. 2-bed units).

Ancillary infrastructure development works will include wastewater infrastructure, surface water attenuation, water utility services, public lighting, bin stores, bicycle stores, ESB substations, and all associated site development works. Vehicular access to the development will be from the extended road network from the south.

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 works.

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

The team made a site visit during daylight hours on Wednesday 11th February 2026. The weather was wet 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.

Following the Stage 2 LRD Submission and Kerry County Council Opinion, a re-audit of the scheme was undertaken by the Audit team of the revised elements.

The Local Collison data from the Road Safety Authority can be found in Appendix C below.

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 C contains the Safety Audit Feedback Form.



Figure 1.1 – Site Location Map



Figure 1.2 – Site Extents



Figure 1.3 –Proposed Site Layout (Credit: reddy a+u)



Figure 1.4 –Proposed Site Layout for re-audit (Credit: MWP)

2. AUDIT ISSUES – STAGE 2 SUBMISSION LAYOUT

2.1. Problem: Swept Path Assessment for Garbage Collection and Fire Tender

The drawing issed to the Audit team do not show Garbage Bins locations for the apparment bloack. No swept path analysis details have been provided to the auidt team. There may be conflict between a vehicle parked at or close to the turning bays and garbage trucks. Multiple manoeuvres of traffic with varying destinations within the site could lead to conflict and potential collisions.



Fig 1

Recommendation 2.1

A swept path assessment for garbage trucks and Fire Tenders entering and leaving the development and at the turning heads should be carried out to ensure that the required design vehicles can enter and leave in a safe manner. Indicate clearly the routing paths for vehicles within the site.



Fig 2

2.2. Problem: Sightlines at the Internal Junctions

No Sightlines drawing was submitted to the audit team but from a review of the drawing, it would appear that the sightlines to the west may be restricted at the junction shown in Fig 3. Inadequate sight lines at an exit may lead to collisions between vehicles passing by on through road and vehicles exiting the development at this location.



Fig 3

Recommendation 2.2

An entrance arrangement with an adequate visibility envelope is required, in accordance with the relevant standards for the road design speed. The visibility envelope should be kept clear of all obstructions such as wall, fences, signs etc and vegetation over 600mm in height.

2.3. Problem Entry Radii and Active Travel Infrastructure details at Junctions.

The drawings provided to the audit team, do not show the proposed junction radii or any Active Travel Details at the proposed Apartment/Creche junction with the Future Strategic Link Road AC. Failure to provide adequate junction details at this location could lead to vehicles existing and entering the development at an excessive speed. Small junction radii also restrict vehicle entry and exit and may lead to collision between vehicles entering and exiting the development with Vulnerable Road Users.



Fig 4

Recommendation 2.3

Ensure that adequate junction details to the current standards are provided at this and all junctions within the development.

2.4. Problem: Lack of Road Drainage Proposals.

Road surface water drainage proposals are not shown on the drawings provided to the audit team. Lack of road surface drainage could lead to surface water ponding on the road carriageway. This could result in collisions between vehicles or vehicles and pedestrians due to aquaplaning on water ponds following heavy rainfall.

Recommendation 2.4

Provide road surface water drainage provisions along the site frontage at the proposed entrance onto the public road and internally within the development.

2.5. Problem: No Tactile Paving/Dropped kerbs shown.

No details of tactile paving and/or dropped kerbs are shown within the development. Failure to provide appropriate crossing point and tactile paving may lead to pedestrians and visually impaired users misinterpreting priority at junctions resulting in collisions with vehicles.

Recommendation 2.5

Provide the appropriate details of tactile paving and/or dropped kerbs at all proposed pedestrian crossing locations in accordance with the relevant guidelines and standards.

2.6. Problem: Public Lighting Design

No details have been provided of any proposed lighting scheme for the proposed development. Failure to provide adequate public lighting presents a road safety hazard for pedestrians falling at night or not being seen by passing vehicles.

Recommendation 2.6

Ensure an adequately designed lighting scheme to the appropriate standard is provided for both the development entrance with the public road and internally within the development.

2.7. Problem: Signing and Lining within the development.

No details have been provided of any proposed Signing and Lining for the development. Failure to provide adequate Signing and Lining within the development may lead to vehicles failing to stop at the junctions and may result in side impact collisions.

Recommendation 2.7

Provide the appropriate Signing and Lining at all junctions, in accordance with the relevant standards.

3. RE-AUDIT ISSUES – STAGE 3 SUBMISSION LAYOUT

3.1. Problem: Entry Lane lengths on approach to the Traffic Signals.

The dedicated right turn lane on the approach to the traffic signals appears to be very short in length and may be an insufficient length for queuing. During peak periods, an insufficient lane length on the right-hand turn could block vehicles wishing to move into the left/straight ahead lane. This could lead to frustration for vehicles users and result in road safety concerns.

Recommendation 3.1

The design team should review the road layout design on approach to the traffic signals.

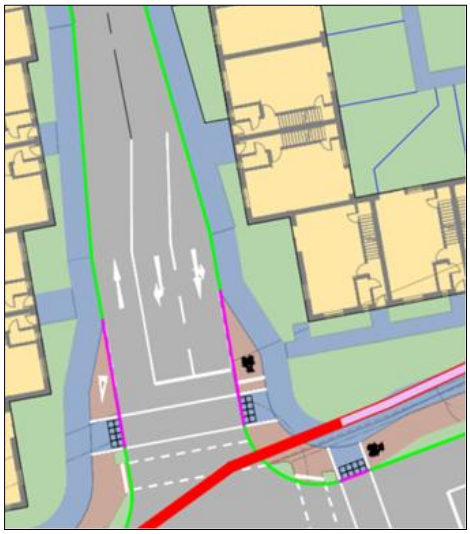


Figure 5

4. 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: Brian Loughrey ……..

Date: 28/08/2026

Mr James Daly, BEng CEng MIEI

Signed: James Daly ……..

Date: 28/08/2026

Appendix A – Photographs

Appendix B – Drawings & Documents Submitted for Information

Drawings AND DOCUMENTS submitted for information.

DRAWINGS BY: Ready a+u			
Ref.	**Date**	**Drawing Title**	**Scale**
S24-126C-RAU-XX-XX-DR-AR-2001 P1-S7	12-02-2026	Proposed Site Layout	1/1000
DRAWINGS BY: MWP			
Ref.	**Date**	**Drawing Title**	**Scale**
25123-00-DTM-DR-MWP-CE-0100	August 2026	Overall Site Layout	1:500

Appendix C– Road Traffic Collision Data

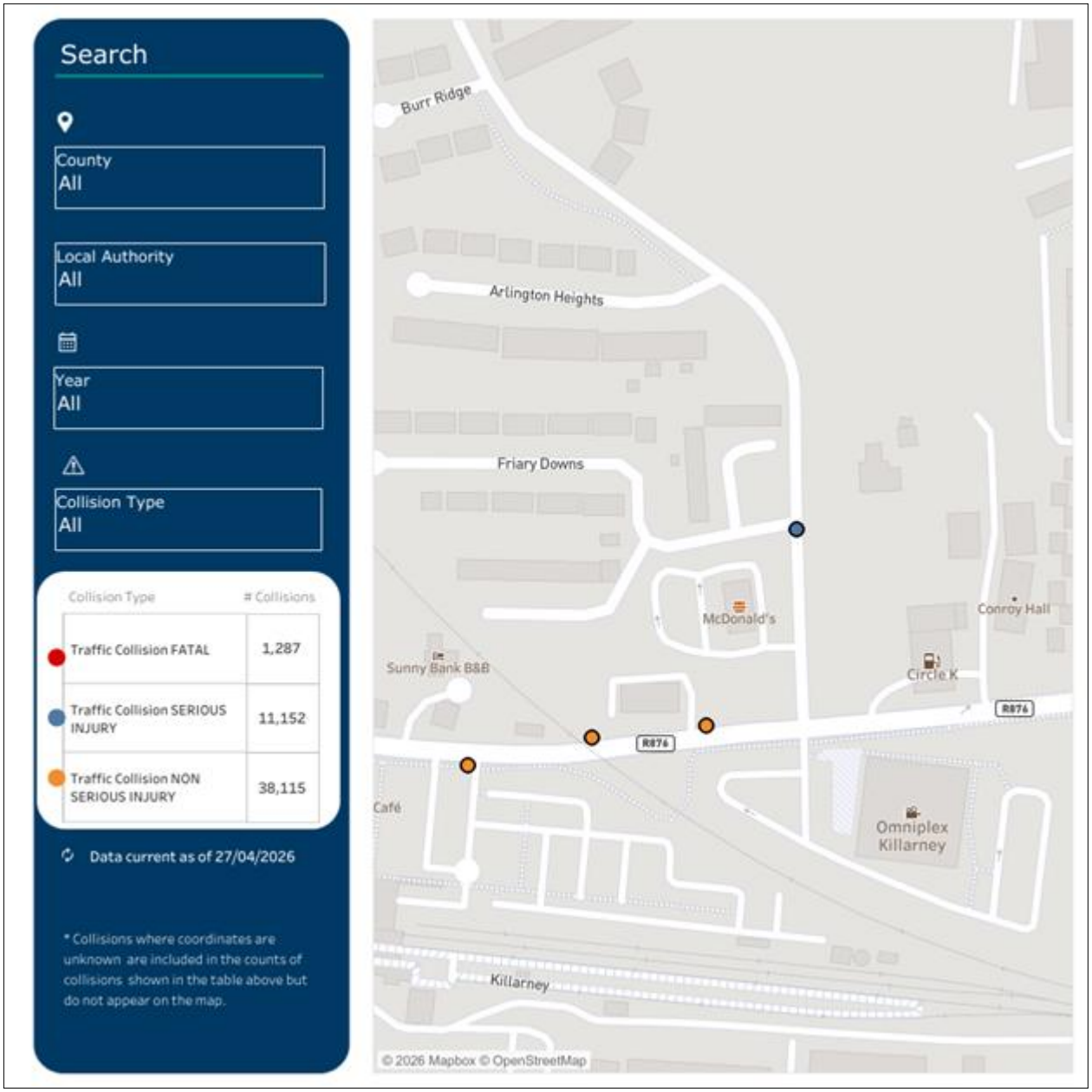


Figure C1: Collison Map

Display	ID	Incident Type	Local Authority	Time Band	County	Month of Year	Avg. Latitude	Avg. Longitude
Cyclist Minorly Injured: 1	46233	Traffic Collision NON SERIOUS INJURY	Kerry County Council	8am-11.59am	Kerry	Mar-24	52.05999833	-9.500653333
Cyclist Minorly Injured: 1	34755	Traffic Collision NON SERIOUS INJURY	Kerry County Council	12pm-3.59pm	Kerry	Mar-22	52.06004333	-9.499975
Cyclist Minorly Injured: 1	31213	Traffic Collision NON SERIOUS INJURY	Kerry County Council	4pm-7.59pm	Kerry	Jul-21	52.05989833	-9.50139
Pedestrian Seriously Injured: 1	49835	Traffic Collision SERIOUS INJURY	Kerry County Council	4pm-7.59pm	Kerry	Nov-24	52.06075833	-9.499441666

Figure C2: Collision Map Data

Appendix D– RSA Feedback Form

Road Safety Audit Feedback Form

Scheme: Proposed LRD at Ardshanavooly, Killarney, Co. Kerry
Audit Stage: 1
Date Audit Completed: 11/02/2026

	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				
2.2				
2.3				
2.4				
2.5				
2.6				
2.7				
3.1				

Signed:_____Designer **Date: _____**

Signed: _____Audit Team Leader **Date _____**

Signed: _____Employer **Date _____**