

2021

Stage 1/2 Road Safety Audit



Prepared by: T. Cortes

Stage 1/2 Road Safety Audit

Templar Place SHD, High Street, Balbriggan, Co. Dublin

Document Control Sheet

Client:	Rhonellen Developments Ltd.
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Date:	19/07/2021

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1 Introduction

This report documents the findings of a Stage 1/2 Road Safety Audit carried out with respect to the proposed Templar Place SHD in Balbriggan, Co. Dublin.

The site visit was carried out on Thursday the 8th of July of 2021. The audit was carried out in the offices of ORS on Wednesday the 19th of July 2021.

The audit team comprised of the following people:

Team Leader:

David McCormack BEng (Hons), Dip Eng, CEng, MIEI

Team Member:

Adam Price BEng (Hons), CEng, MIEI

Team Observer:

Thaís Côrtes BEng (Hons)

During the site visit the weather was dry and sunny. The traffic levels were noted to be moderate but consistent across the audit period.

The audit team reviewed the following drawing and document provided by McCauley Daye O'Connell Architects:

- (1) 1164-MDO-XX-00-DR-A-02001 – Ground Floor Plan
- (2) 1164-MDO-XX-XX-DR-A-01002 – Proposed Site Layout.

Documents/information not supplied:

- (A) Traffic Count Data
- (B) Speed Count Data
- (C) Collision Data.

The terms of reference/procedure for the Audit were as per the relevant sections of the **Transport Infrastructure Ireland Road Safety Audit Standard GE-STY-01024 (Dec 2017)**. The audit examined only those issues within the design relating to the road safety implications of the scheme and has therefore not examined or verified the compliance of the designs to any other criteria. The Road Safety Audit should not be treated as a design check.

The problems identified and described in this report are considered by the Audit Team to require action to improve the safety of the scheme and minimise collision occurrence.

All comments, references and recommendations in this safety audit are in respect of the review of information supplied by McCauley Daye O'Connell Architects and subsequent site visit by the audit team.

2 Description of the Proposed Development

The proposal put forward Rhonellen Developments Ltd. is for a Build to Rent Scheme (BTR), Strategic Housing Development (SHD) as follows: Demolition of the existing buildings (former shopping centre and associated structures). Construction of 3 no. apartment blocks (Blocks A - C) ranging in height from 3 to 6 storeys (with Block B over 3 no. lower courtyard floors) providing a total of 101 units (19 no. studios, 41 no. 1-beds, 41 no. 2-beds). Provision of Resident Support Facilities/Resident Services and Amenities, 2 no. retail units, car parking (at ground floor), cycle parking, ESB substation/switch room, plant, bin stores, open space, landscaping, boundary treatments, all associated site works and services provision



Figure 2.1 – Proposed Site Layout (Source: McCauley Daye O'Connell)

3 Problems Raised from the Road Safety Audit

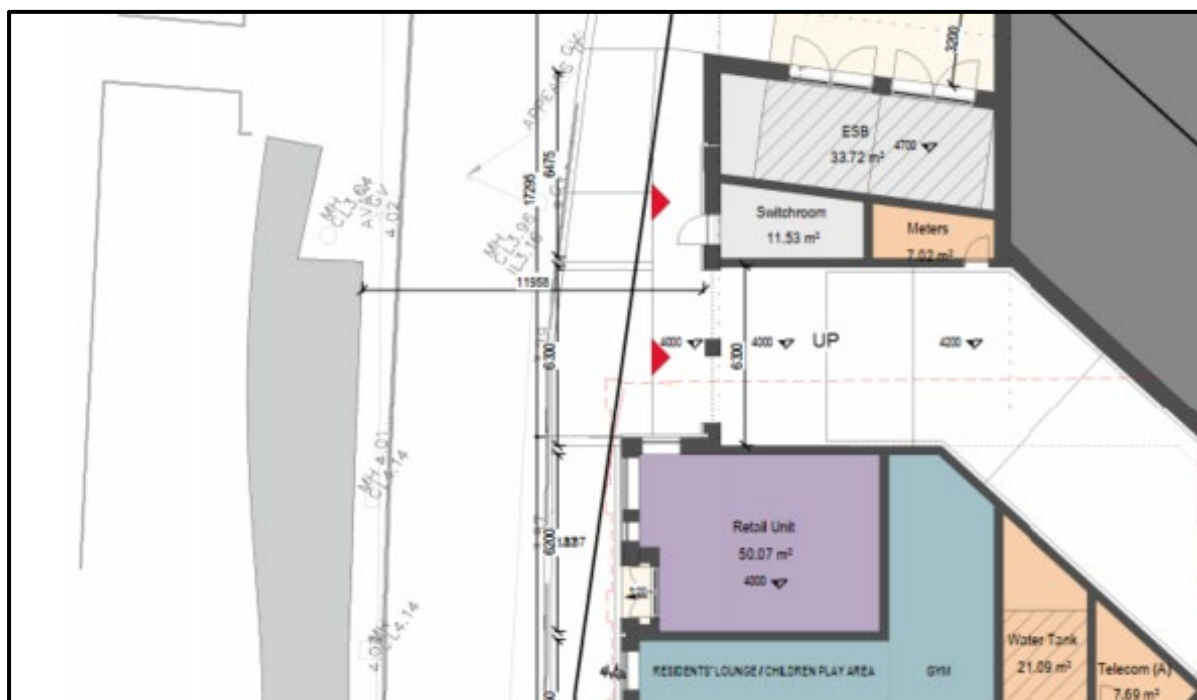
The following are problems and recommendations to address the safety issues associated with the proposal. The recommendations are proposed to the designer of the scheme to reduce any safety risks associated with it.

3.1 Potential Problems Identified

Problem 01

Location: Entrance to the Car Park Off Quay Street

The audit team note that the plans provided for the audit do not demonstrate the proposed security arrangement for the car park and if barriers or gates will be provided at the entrance. It is not clear if vehicles will be able to safely exit off the public street and wait if a barrier or gate is down. There is a potential serious safety risk if vehicles have to wait on the public road or are not fully off the carriageway resulting in possible rear end or shunt type incidents.



Recommendation:

It is recommended that the design team consider the security arrangements for the car park and ensure that all vehicles can safely approach a barrier or gate system that will not put them and other public road and pedestrians at risk. The designers should indicate on their plans the location of barriers and or gates to ensure they can be accommodated.

Problem 02

Location: Entrance to Car Park off Quay Street

The audit team note that Quay Street is a one-way only street at the proposed access point. The audit team are concerned that there is no information provided that informs the motorist

that they have to turn right out of the car park when exiting. There is a risk of motorists turning left onto oncoming traffic if sufficient information is not provided.

Recommendation:

It is recommended that the design team consider providing signage and road markings to indicate that vehicles have to turn right out of the car park when exiting.

Problem 03

Location: Approaching Car Park Entrance on Quay Street

The audit team note that vehicles have to drive onto the footpath to view oncoming vehicles on Quay Street when exiting the car park. The sightline is further restricted due to the building footprint at this location. There is a risk that pedestrians may not notice the entrance to the car park until they are right at the point vehicles exit due to the car park being positioned behind the main building line on Quay Street. There is a potential risk of pedestrians colliding with vehicles causing injury.



Recommendation:

It is recommended that the design team consider providing signage and a barrier, bollard or guardrail at a suitable height before pedestrians have to cross the car park entrance to ensure that pedestrians are fully aware of the location of the entrance to the car park.

Problem 04

Location: Approaching Car Park Entrance on Quay Street

The audit team note that vehicles currently can park along Quay Street in the vicinity of the proposed car park entrance. It is unclear if parking will be prohibited along this area on the proposed plans. There is a risk for vehicles exiting the car park if they cannot see oncoming vehicles on Quay Street due to the presence of parked vehicles.



Recommendation:

It is recommended that the design team consider removing parking spaces along the building frontage on Quay Street to ensure sightline requirements for the site access can be maintained as intended.

Problem 05

Location: Entrance to Car Park off Quay Street

The audit team note from the drawings provided that there was no Auto Track analysis carried out on the internal road network. Inadequate road widths or turning radii may lead to the potential for pedestrian/vehicle collisions to occur. There could potentially be an increase in the number of sideswipes, side impact or rear end shunt type vehicle collisions. This poses a significant risk of injury to pedestrians and vehicle occupants.

Recommendation:

It is recommended that the design team carry out an *Auto Track* analysis on the internal road network to ensure all vehicle types can manoeuvre the site in a safe and efficient manner.

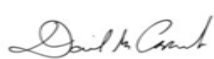
4 Audit Team Statement

We certify that we have examined the drawings listed in Appendix A and examined the site by means of a site visit. This examination has been carried out with the sole purpose of identifying any features of the design that could be removed or modified to improve the safety of the scheme. The issues that we have identified have been noted in the report, together with suggestions for improvement, which we recommend should be studied for implementation.

Audit Team Leader: David McCormack: BEng (Hons), Dip Eng, CEng, MIEI

ORS

Signed:

A handwritten signature in black ink, appearing to read 'David McCormack', enclosed within a thin black rectangular border.

Date: 19th July 2021

Audit Team Member: Adam Price: BEng (Hons), CEng, MIEI

ORS

Signed:

A handwritten signature in black ink, appearing to read 'Adam Price', enclosed within a thin black rectangular border.

Date: 19th July 2021

Audit Team Observer: Thaís Côrtes: BEng (Hons)

ORS

Date: 19th July 2021

Appendix A – Inspected Documentation

The audit team reviewed the following drawing and document provided by McCauley Daye O'Connell Architects:

- (1) 1164-MDO-XX-00-DR-A-02001 – Ground Floor Plan
- (2) 1164-MDO-XX-XX-DR-A-01002 – Proposed Site Layout.

Appendix B – Designer Response Form

Road Safety Audit Feedback Form

Job: 201_321 – Proposed Templar Place SHD, High Street, Balbriggan, Co. Dublin

Stage of Audit: Stage 1/2

Date Audit Completed: 19/07/2021

Problem Reference in Safety Audit Report	To Be Completed by the Designer			To Be Completed Audit Team Leader
	Problem Accepted (Yes/No)	Recommendation Accepted (Yes/No)	Alternative Option (Describe) (Only complete if recommendation not accepted)	Alternative Option Accepted by Auditors (Yes/No)
P1	Yes	Yes. A proposed security gate is to be provided and set back appropriately to allow vehicles to safely approach the gate without having to wait on the road and/or footpath.		
P2	Yes	Yes. Appropriate no left turn signage to be provided at exit.		
P3	Yes	Yes. Signage will be provided for pedestrians in advance of the carpark access.		
P4	Yes	Yes. Existing car parking spaces to be amended in consultation with the Local Authority to facilitate the car park access.		
P5	Yes	Yes. Autotrack analysis carried out on scheme with drawings provided.		

Signed:  Design Team Leader
Please complete and return to safety auditor.

Date: 30/07/2021.....

Safety Audit
Signed Off:  Audit Team Leader

Date: 30/7/2021

Safety Audit

Signed Off **Employer/ Employer's representative**

Date: