

For: Ballinacurra Project Limited Partnership

Ballinacurra Mill LRD at Ballynacorra,
Midleton, Co. Cork



Stage 1 Road Safety Audit

February 2025



MHL & Associates Ltd.

Consulting Engineers





DOCUMENT CONTROL SHEET

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R01	Client Issue	J Daly	B Loughrey		10/02/2025
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1. INTRODUCTION

M.H.L. & Associates Ltd. Consulting Engineers have been engaged by Ballinacurra Project Limited Partnership to prepare a Road Safety Audit in support of an LRD planning application for a proposed Development located at Ballynacorra, Midleton, Co. Cork.

Ballinacurra Project Limited Partnership intend to apply for a Large-Scale Residential Development (LRD) at Ballynacorra, Midleton, Co. Cork. The proposed development consists of 121 residential units, including creche, retail and commercial units.

Vehicular access to the proposed development will be provided via both the Rose Lane entrance and via the R629. Pedestrian Connectivity will also be provided to the adjoining development to the west.

The proposed development also includes a upgrading of the existing Junction of Rose Land and the R629.

The development access points will be located within the 50kph Urban speed limit. 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 Monday 09th December 2024. The weather was dry and sunny 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 Road Safety Audit report was provided in relation to the development.

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 C contains the Safety Audit Feedback Form.

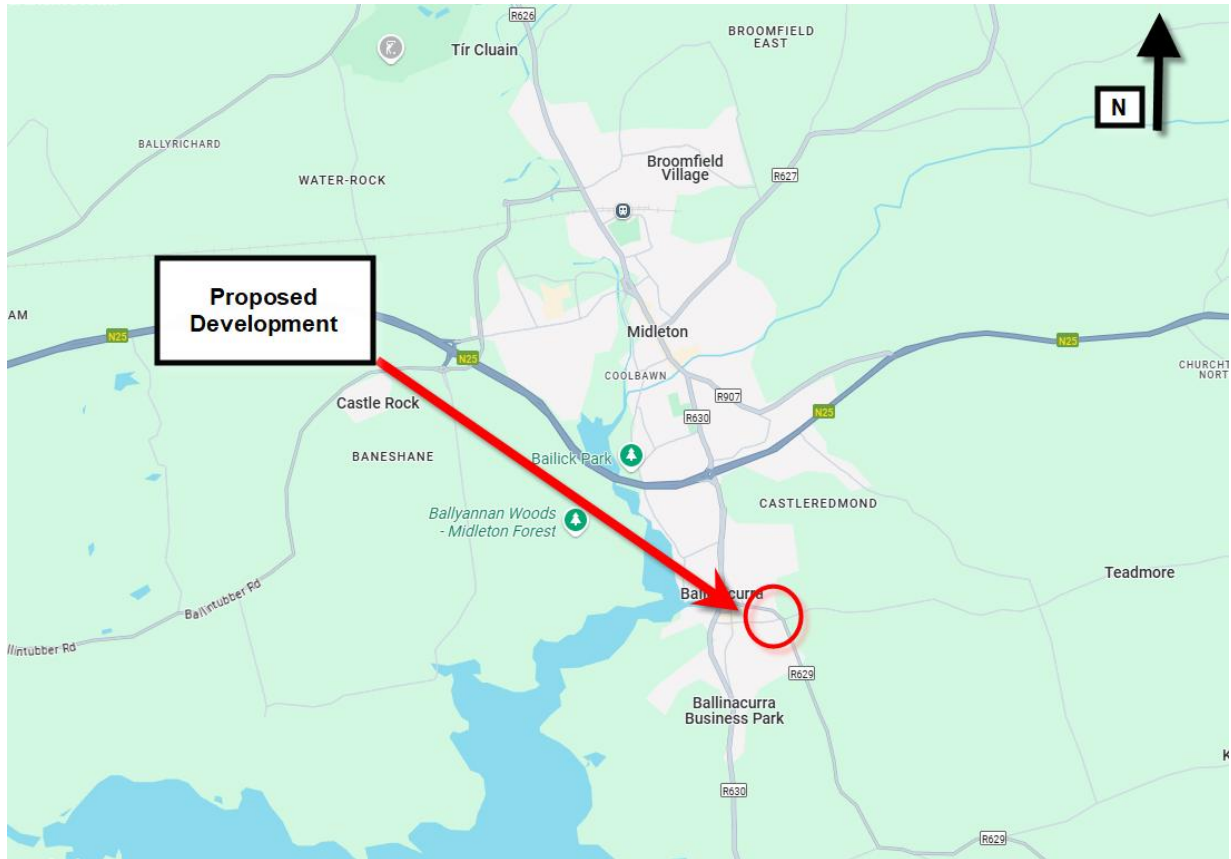


Figure 1.1 – Site Location Map



Figure 1.2 – Site Extents

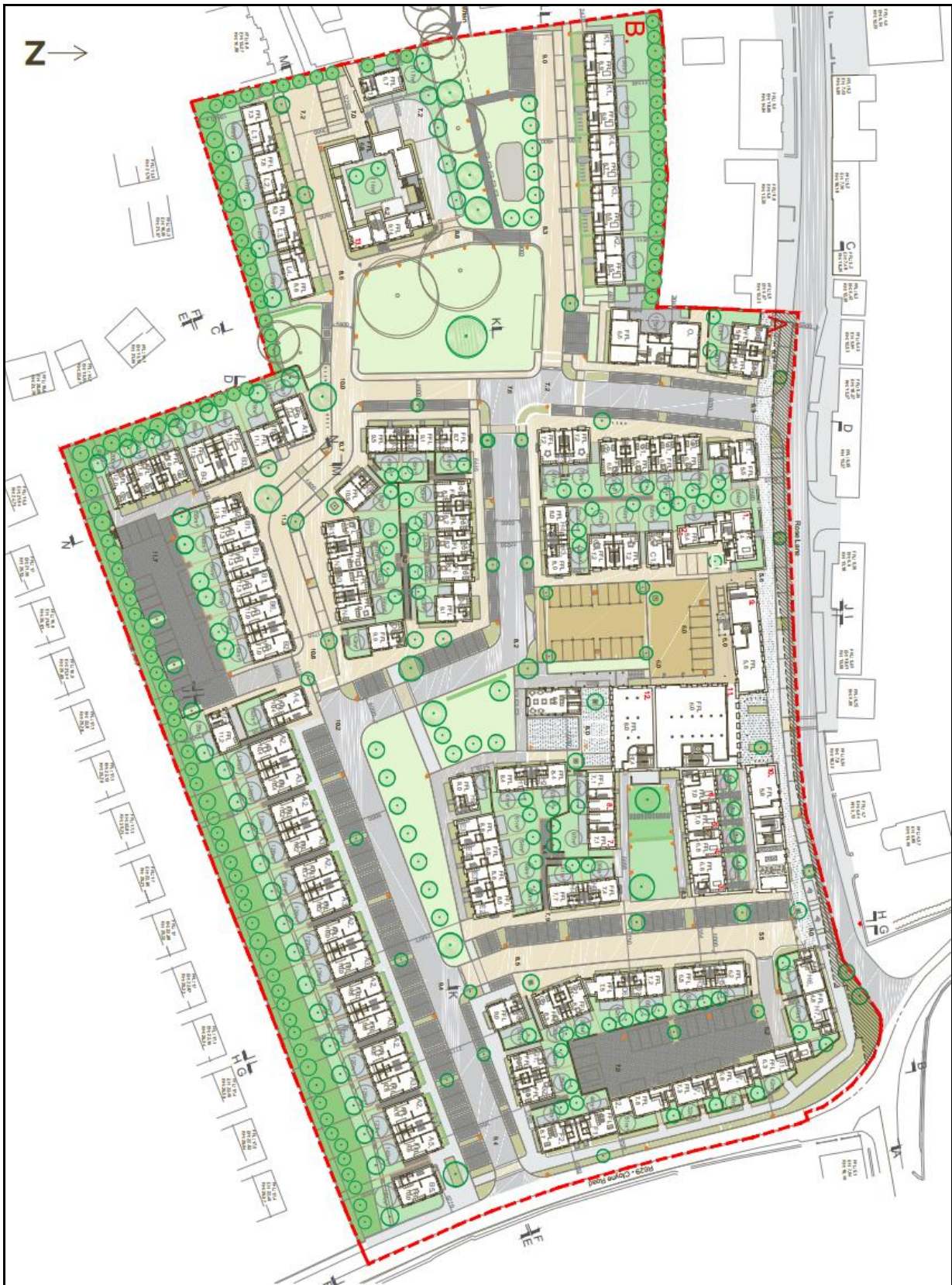


Figure 1.3 –Proposed Site Layout

2. AUDIT ISSUES

2.1. Problem: Perpendicular parking in proximity to raised pedestrian crossing.

The following image shows the location of perpendicular parking associated with a private detached dwelling that may result in a reversing car encroaching onto the proposed raised pedestrian table at the main access to the site. There is a potential that this could result in an accident with pedestrians using this crossing.

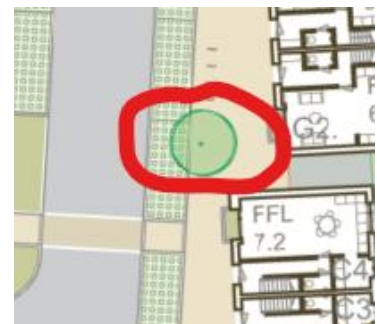


Recommendation 1

If possible the crossing should be moved towards the main road and away from this parking to avoid this potential safety issue. Alternatively the parking serving this dwelling could be revised.

2.2. Problem: Proposed landscape features within the walking carriageway.

At a few locations within the scheme there are trees located within the designated footpath. In some instances these are located adjoining the kerbline which visually impaired persons use to navigate. The detail around these features was not evident in the drawing submitted for audit. These landscape features could be a trip hazard for the visually impaired.



Recommendation 2

The landscape features as outlined above should be moved to more appropriate locations.

2.3. Problem: Signing, Lining and tactile paving within the development.

No details have been provided of any proposed Signing, Lining or tactile paving locations 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 3

Provide the appropriate Signing and Lining at all junctions, in accordance with the relevant standards. In addition the relevant tactile paving needs to be installed at all pedestrian crossing locations.

2.4. Problem: Existing Footpath Facilities to Main Street

The proposed layout shows pedestrian facilities to the access junction on Rose Lane and it is expected that these pedestrians will continue onwards towards Main Street. This development will increase the pedestrian activity in the locality including along Rose Lane and Upper Rd. Whilst outside of the red line boundary, the existing footpath facilities around this location appear to vary in width and are poor quality at locations. Failure to provide adequate footpath facilities and width will discourage users and force them onto the roadway. Refer to Photos A1 & A2.


Recommendation 4

Adequate pedestrian connections should be provided between the town centre and the site.

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: 13/02/2025

Mr James Daly, BEng MIEI

Signed: 

Date: 13/02/2025

Appendix A – Site Photographs



Photo A1 –Existing Footpath from the proposed development to Main Street



Photo A2 –Existing Footpath from the proposed development to Main Street

Appendix B – Drawings & Documents Submitted for Information

Drawings AND DOCUMENTS submitted for information.

DRAWINGS BY: Fourem Architects			
Ref.	Date	Drawing Title	Scale
AR 644.01 Drawing 01.01	25/09/24	Proposed Site Plan	1/500 @ A1
23072HD-OPN-P01 Rev04	15.01.25	Overall Pipe Network Plan Sheet 1 of 3	1/250 @ A1
23072HD-OPN-P02 Rev04	15.01.25	Overall Pipe Network Plan Sheet 2 of 3	1/250 @ A1
23072HD-OPN-P03 Rev04	15.01.25	Overall Pipe Network Plan Sheet 3 of 3	1/250 @ A1
23072HD-PL-P01 Rev01	24.01.25	Public Lighting Layout	1/500 @ A1

Appendix C– RSA Feedback Form


Road Safety Audit Feedback Form

Scheme: Proposed Development at Ballinacurra, Midleton, Co. Cork

Audit Stage: 1

Date Audit Completed: 14/06/2024

	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)	Comments	Alternative measures or reasons accepted by auditors (yes/no)
2.1	Y	Y	Crossing may be moved to align with footpath	
2.2	Y	Y	Tree and Bicycle Parking Moved	
2.3	Y	Y	Signage and Tactile Paving Addition	
2.4	Y	Y	Outside of Scope of Drawings	

Signed:  Designer

Date: 04/04/2025

Signed: Brian Loughrey Audit Team Leader

Date: 28/04/2025

Signed: Conor Mc Carthy Employer

Date: 25/04/2025