

23103-01-001

**Proposed Digital Enterprise Hub
and Residential Development at
Emmet Place, Nenagh,
Co. Tipperary**

ROAD SAFETY AUDIT STAGE 1

November 2023

ROADPLAN

CONSULTING

7, Ormonde Road
Kilkenny
R95 N4FE

Tel: 056 7795800
info@roadplan.ie
www.roadplan.ie

1. INTRODUCTION

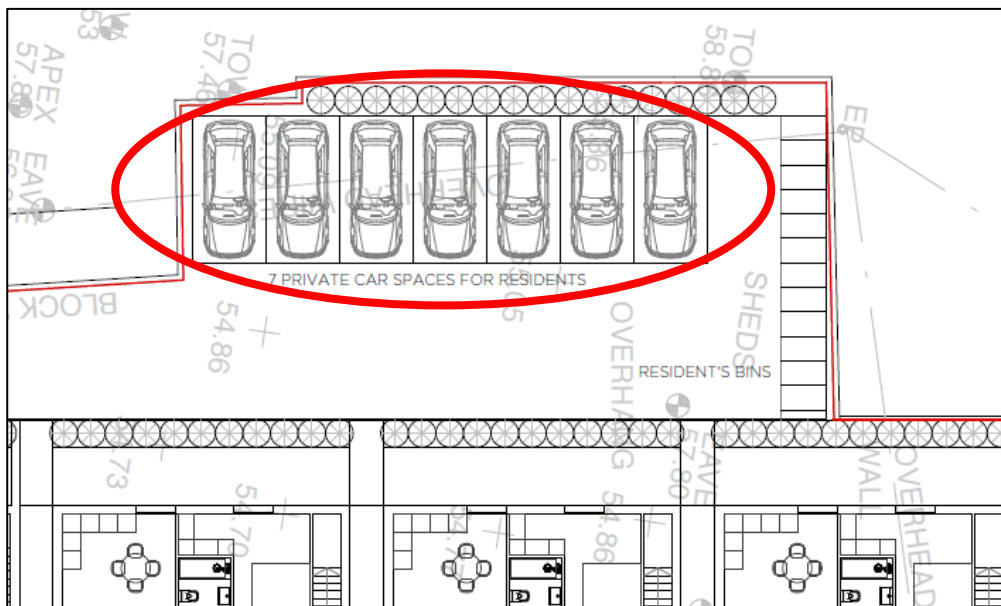
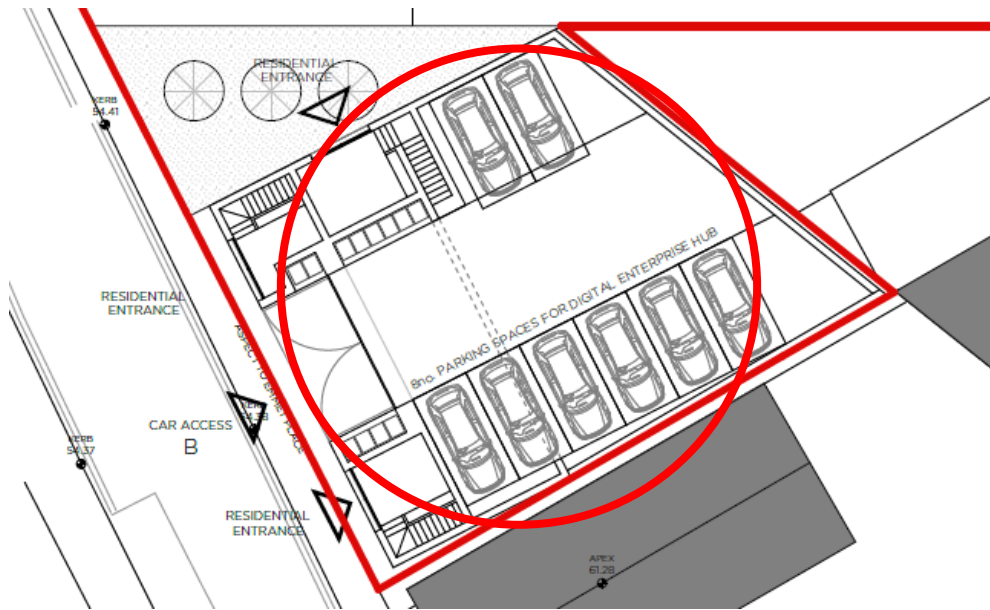
- 1.1 This report describes a Stage 1 Road Safety Audit carried out at Emmet Place, Nenagh on behalf of Robin Lee Architects. The audit was carried out on 31st October 2023 in the offices of Roadplan Consulting, Kilkenny.
- 1.2 The audit team members were as follows:
- George Frisby, BE CEng MIEI.
Auditor Number GF51255
 - Richard Frisby, BSc AEng MIEI.
Auditor Number RF1337391
 - Jince Philip Zachariah, PhD CEng.
Observer
- 1.3 Both audit team members visited the site on the 11th July 2023. The audit comprised an examination of the drawings relating to the scheme supplied by Robin Lee Architecture and an examination of the site.
- 1.4 The speed limit along Emmet Place is 50 km/h.
- 1.5 This Stage 1 Audit has been carried out in accordance with the relevant sections of TII GE-STY-01024. The team has 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 design to any other criteria.
- 1.6 All problems described in this report are considered by the audit team to require action in order to improve the safety of the scheme and minimise accident occurrence.
- 1.7 Appendix A lists the audited drawings.

2. STAGE 1 AUDIT

2.1 Location: Parking provisions at digital enterprise hub and residential development

Problem:

Parking facilities provided at the residential development and digital enterprise hub may be insufficient to cater for the expected number of users. This may force the users to park in undesignated areas such as on footpaths and could increase the risk of collisions with pedestrians if they are forced to travel along the carriageway.



Recommendation:

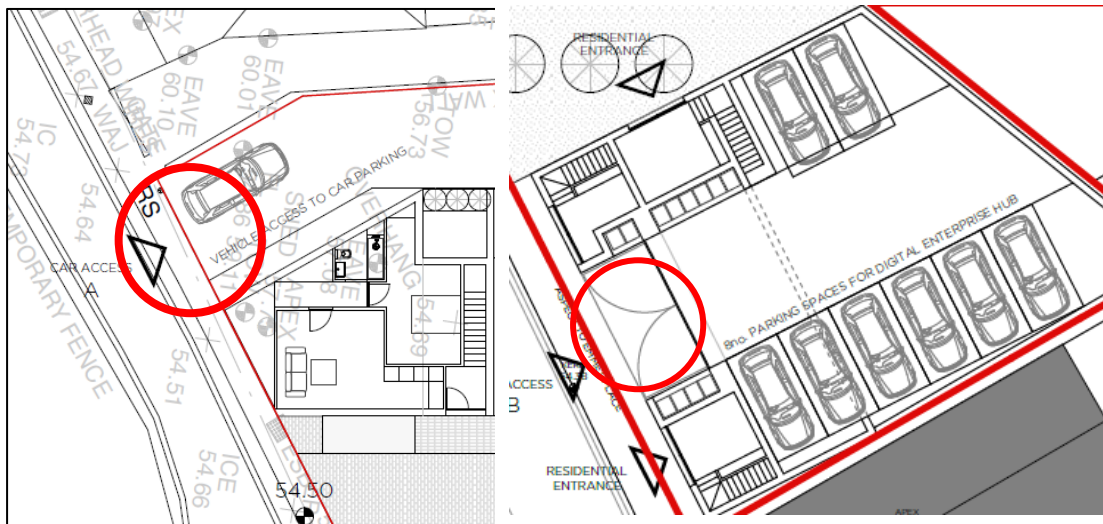
Ensure adequate parking is provided.

2.2 Location: Exits from parking areas at digital enterprise hub and residential development.

Problem:

Existing and proposed boundaries may obstruct visibility splays for drivers of vehicles exiting the proposed parking areas for the residential development and digital enterprise hub. A lack of adequate visibility splays may contribute to a side impact collision at these locations.

In addition, intervisibility between drivers of vehicles exiting the parking areas and pedestrians on the footpath crossing the accesses may be restricted by the existing and proposed boundaries. A lack of adequate intervisibility between drivers of vehicles exiting the parking areas and pedestrians on the footpath crossing the accesses may contribute to a pedestrian collision at these locations.



Recommendation:

Provide adequate visibility splays at both accesses.

2.3 Location: Residential development access road

Problem:

Bin storage for the residential is shown to be provided at the end of the access road. The collection strategy for bins has not been provided. The proposed access road appears insufficient to accommodate turning by refuse vehicles. Without adequate turning facilities, vehicles will be required to either reverse in or reverse out of the development. Reversing vehicles increases collision risk.



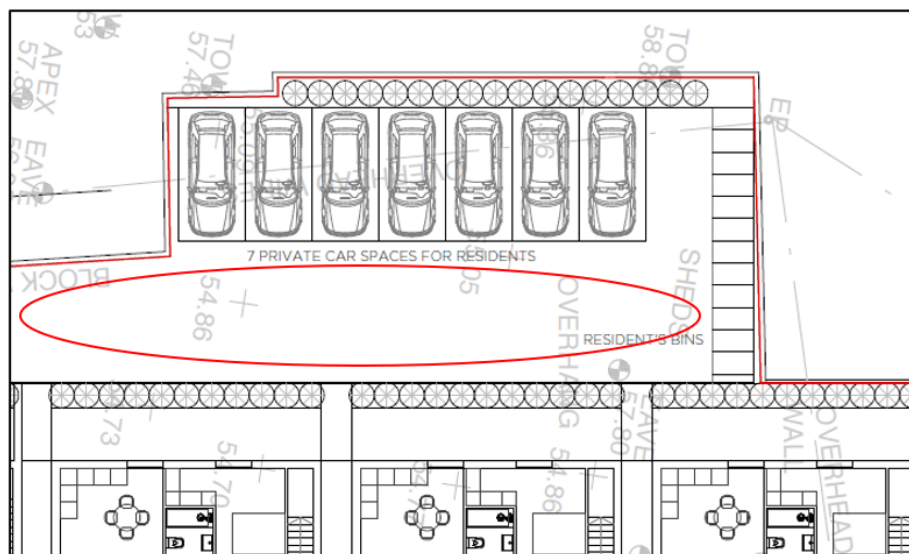
Recommendation:

Provide a turning head sufficient for refuse vehicles if feasible or, if not feasible, implement a waste collection strategy which includes a methodology for safe refuse collection.

2.4 Location: Parking facilities at digital enterprise hub and residential development

Problem:

The proposed parking facilities appears insufficient to accommodate turning by vehicles at times when all parking spaces are occupied. Without adequate turning facilities, vehicles will be required to reverse out of the development. Reversing vehicles increases collision risk.



Recommendation:


Provide a turning head within the parking areas.

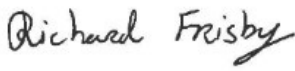
2.5 Observation

Sign and/or road markings are not indicated in the drawings. It is assumed that appropriate sign and road markings will be provided.

3. AUDIT TEAM STATEMENT

3.1 We certify that we have examined the drawings listed in Appendix A and have inspected the site. 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.

Signed.....  George Frisby
Date31st October 2023.....

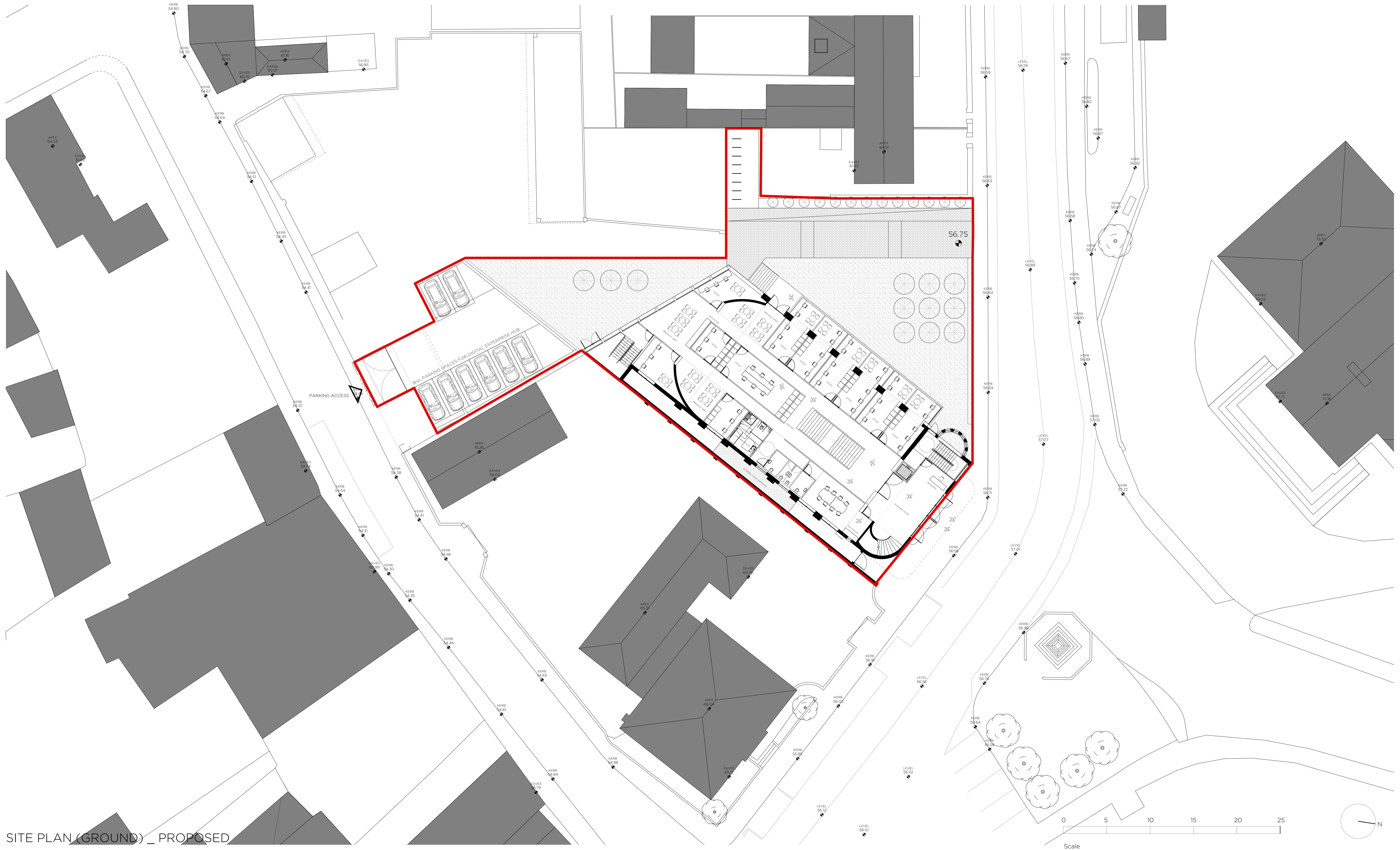
Signed.....  Richard Frisby
Date31st October 2023.....

APPENDIX A

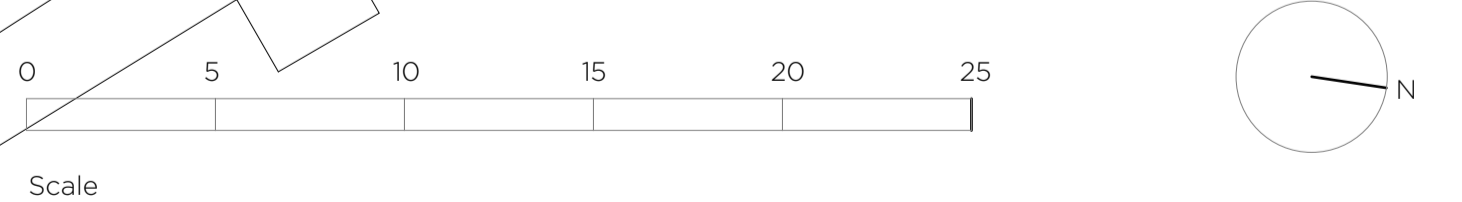
List of Drawings Examined

The following drawings have been provided electronically in PDF format by BCF Architects:

Drawing number	Rev	Drawing title
D.300	P1	Site Plan Ground Floor _ Proposed P1
D.100	P1	Site Plan Ground Floor _ Proposed



SITE PLAN (GROUND) _ PROPOSED



Comhairle Contae Thiobraid Árann
Tipperary County Council

LEAD CONSULTANT / ARCHITECT:	ROBIN LEE ARCHITECTURE
QUANTITY SURVEYOR:	NOLAN CONSTRUCTION CONSULTANTS
LANDSCAPE ARCHITECT:	MITCHELL & ASSOCIATES
STRUCTURAL & CIVIL ENGINEER:	CORA
MECHANICAL & ELECTRICAL ENGINEER:	DELAP & WALLER

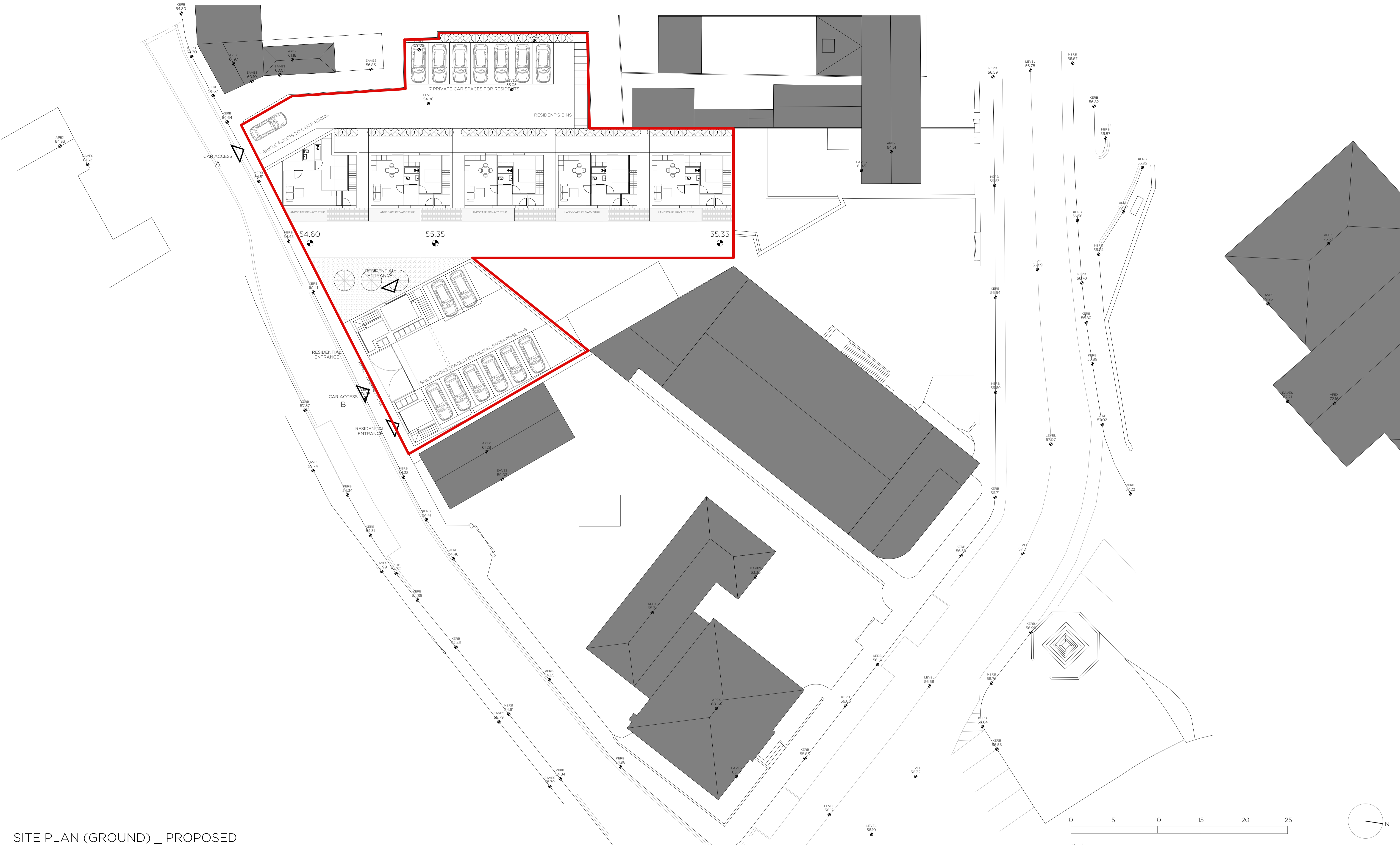
Issue	Description	Date	Drawn	Check
P1	PART 8 APPLICATION	01.05.2023	OC	RL

USE FIGURED DIMENSIONS ONLY - DO NOT SCALE FROM DRAWINGS - ALL DIMENSIONS TO BE CHECKED ON SITE - DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT DRAWINGS - ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT COPYRIGHT ROBIN LEE ARCHITECTURE

ROBIN LEE ARCHITECTURE
71 Queensway
Londonderry
W2 4QH
T: 020 3368 6724
E: info@robinleearchitecture.com
W: www.robinleearchitecture.com

Project	RIALTO DIGITAL ENTERPRISE HUB NENAGH	Project No.	22011
Client	TIPPERARY COUNTY COUNCIL	Date	May 2023
Scale / Format	1:200 / A1	Drawing No.	D.300
Drawn / Checked	OC / RL	Issue	
Drawing Name	Site Plan Ground Floor _ Proposed P1		

PART 8



SITE PLAN (GROUND) _ PROPOSED



LEAD CONSULTANT / ARCHITECT:	ROBIN LEE ARCHITECTURE
QUANTITY SURVEYOR:	NOLAN CONSTRUCTION CONSULTANTS
LANDSCAPE ARCHITECT:	MITCHELL & ASSOCIATES
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P1	STAGE 1 APPLICATION	01.05.2023	OC	RL

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 COPYRIGHT ROBIN LEE ARCHITECTURE

ROBIN LEE ARCHITECTURE		STAGE (i)	
71 Queensway Londonderry W2 4QH		Project RIALTO DIGITAL ENTERPRISE HUB NENAGH	Project No. 22011
T: 020 3368 6724 E: info@robinleearchitecture.com W: www.robinleearchitecture.com		Client TIPPERARY COUNTY COUNCIL	Drawing No. D.100
Date May 2023		Scale / Format 1:200 / A1	Issue P1
Drawn / Checked OC / RL		Drawing Name Ground Floor Plan _ Proposed	

SAFETY AUDIT FEEDBACK FORM

Scheme: Proposed Digital Enterprise Hub and Residential Development at Emmet Place, Nenagh, Co. Tipperary

Document Number: 23103-01-001

Audit Stage: Stage 1 RSA

Date Audit Completed: 31st October 2023

Paragraph No. in Safety Audit Report	To Be Completed By Designer			To Be Completed by Audit Team Leader
	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	Y	Y	-----	-----
2.2	Y	Y	-----	-----
2.3	Y	Y	-----	-----
2.4	Y	Y	-----	-----

Safety Audit



Signed off **Design Team Leader**

Print Name **ROBIN LEE**

Date **01.11.23**

Safety Audit



Signed off **Employer**

Print Name **ROBIN LEE**

Date **01.11.23**

Safety Audit



Signed off **Audit Team Leader**

Print Name**George Frisby**.....

Date **...10/11/23**.....

Please complete and return to:

Roadplan Consulting,
7, Ormonde Road
Kilkenny
E-mail: info@roadplan.ie