

Ardshanavooly, Killarney, Co. Kerry

Proposed Residential Development, Ardshanavooly,
Killarney, Co. Kerry



Stage 1 Road Safety Audit

July 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 Wearefoundation on behalf of Wrightwood Development to prepare a Stage 1 Road Safety Audit in support of a planning application for a proposed Development located at Ardshanavooly, Killarney, Co. Kerry.

Wrightwood Development intend to apply for planning permission for a Large-Scale Residential Development (LRD) at Ardshanavooly, Killarney, Co. Kerry. The proposed development will consist of the construction of a residential development of 123 no. residential units, landscaping and associated site development works.

The proposed development consists of construction of a 123 no. dwellings in a mix of duplex, maisonette and apartment typologies comprising 16 no. 1 bed apartments, 6 no. 2 bed apartments, 11 no. 1 bed duplex apartments, 11 no. 2 bed duplex maisonettes, 28 no. 2 bed duplex apartments, 28 no. 3 bed duplex maisonettes and 23 no. 3 bed terrace houses, all in building heights ranging from 2 to 4 storeys. The development includes 20 no. townhouses designed to comply with requirements for affordable housing units and will be offered as affordable housing units.

A total of 139 no. surface car parking spaces, including 4 no. car-share parking spaces, 6 no. visitor spaces, and 5 no. assigned Part M/accessible spaces. Bicycle parking comprising of 272 no spaces in total, comprising 124 no. spaces within the private open space of ground floor residential units and 96 no. spaces within secure sheltered structures and designated secure bicycle parking areas, and 52 no. short stay/visitor spaces. 3,600 sq.m of public open space, including arrival pocket park, central pocket park and amenity landscape areas (including 117 sq.m of play), grass lawns, kickabout areas, picnic areas and seating areas. 956 sq.m of communal external open space, including seating areas, nature trails, and amenity grass lawns. Additional environmental open space of 1,790 sq.m, including landscape buffers, protection and enhancement of existing hedgerows and trees. A new vehicular, pedestrian and cyclist access from the existing estate road adjoining the site to the south. Infrastructure works to serve the proposed development to include the internal road and footpath network, ESB cabinets/substations/switchrooms, site and external building lighting, site drainage works, hard and soft landscaping, boundary treatments, communal bin stores, and all ancillary site services and development works above and below ground.

The development is to be accessed via 1 number priority junction located within the 30kph Urban estate speed control. 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**), Shane Moriarty (team member, TII Ref No. **SM070417**) of MHL Consulting Engineers.

The team made a site visit during daylight hours on Tuesday 14th October 2025. The weather was dry but the ground 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.

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.

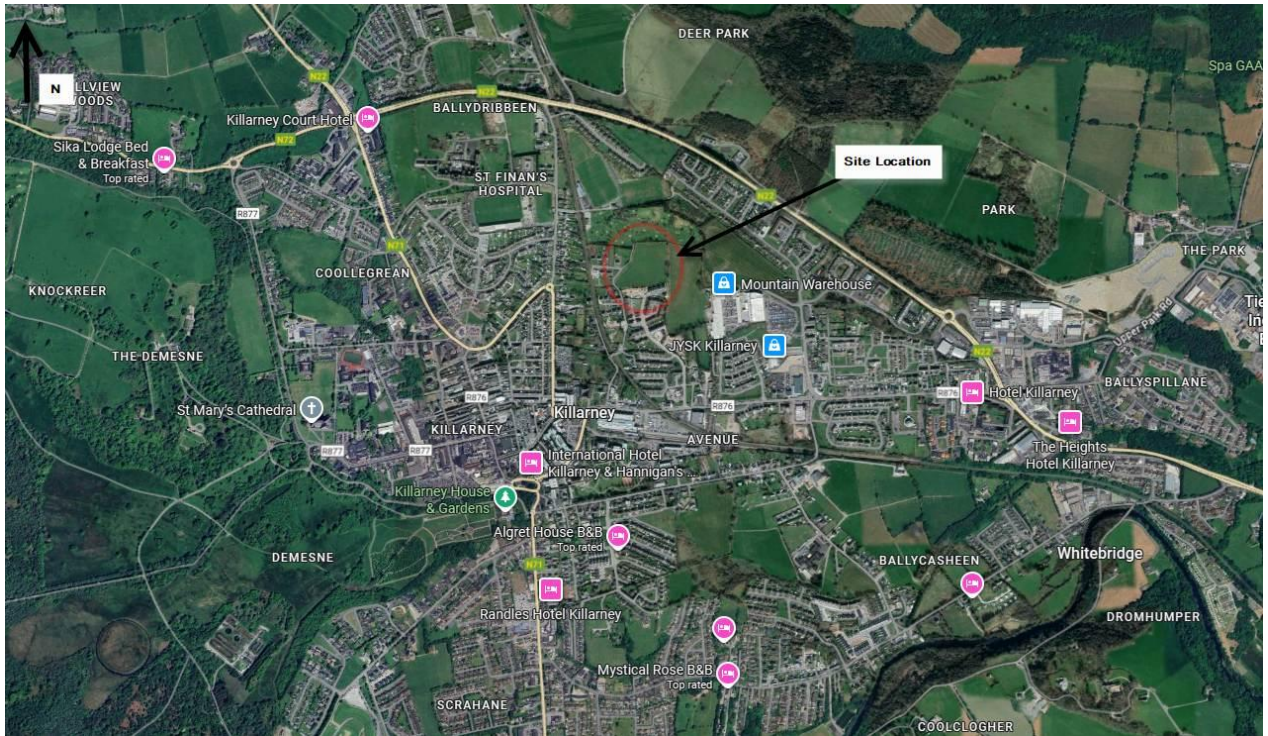


Figure 1.1 – Site Location Map



Figure 1.2 – Site Extents



Figure 1.3 – Proposed Site Layout

2. AUDIT ISSUES

2.1. Problem: Connectivity to the development Lands to the east.

The site layout has made provision to show both a pedestrian and vehicle connection to the future development lands to the east at the south west corner. The design appear to show perpendicular parking along this section of the site on approach/receding from the horizontal road curve. The design guidelines including the forward visibility as set out in the Design Manual for Urban Road & Streets (DMURS) should be provided at this location and internally within the development. Inadequate forward visibility to these parking spaces may lead to collisions between vehicles passing by on estate road and vehicles exiting the parking spots. Refer to Fig 2.1

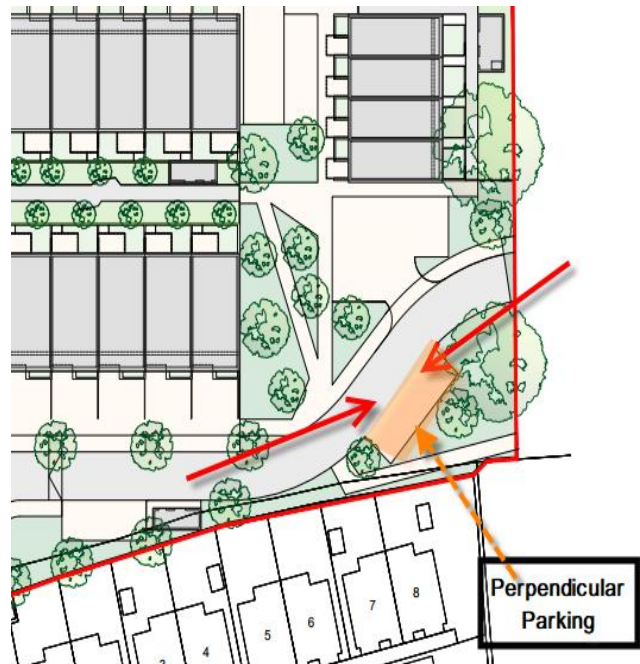


Figure 2.1

Recommendation 1

A parking arrangement with an adequate forward 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, hedges, fences, signs etc and vegetation over 600mm in height.

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

The drawing issued to the Audit team show Garbage Bins are located at a number of locations throughout the site and at individual properties. No swept path analysis details have been provided to the audit 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.

Recommendation 2

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.

2.3. 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 3

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

2.4. 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 4

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.

2.5. 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 5

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.

2.6. 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 6

Provide the appropriate Signing and Lining at all junctions, 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: 

Date: 12/01/2026

Mr Shane Moriarty, BEng MIEI

Signed: 

Date: 12/01/2026

Appendix A – Photographs



Photo A1 – Entrance to proposed Estate



Photo A2 – Access road through exiting residential development to proposed subject site

Appendix B – Drawings & Documents Submitted for Information

DRAWINGS AND DOCUMENTS submitted for information.

DRAWINGS BY: R. Graham O'Sullivan Architect			
Ref.	Date	Drawing Title	Scale
10029-0010	Nov 2025	Proposed Site Strategy	1/500

Appendix C– RSA Feedback Form

Road Safety Audit Feedback Form

Scheme: Proposed Development at Ardshanavooly, Killarney, Co. Kerry

Audit Stage: 1

Date Audit Completed: 14/10/2025

	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	Y	Y	Layout revised to provide parallel parking in this location to overcome perpendicular parking sightlines issue. Drawing reference 10029 Ardshanavooly - 1003 - 02 - Site Layout Plan	
2.2	Y	Y	Swept path analysis undertaken to confirm compliance.	
2.3	Y	Y	Surface water layouts shown on dwgs 91-24-1-807 & 91-24-1-808	
2.4	Y	Y	Tactiles shown on dwg 91-24-1-818 Roadmarking & signage layout	
2.5	Y	Y	Lighting design complete DKP-P01-6600 4P Ardshanavooly - External (public) lighting report	
2.6	Y	Y	See dwg 91-24-1-818 Roadmarking & signage layout	

Signed:  Designer
R. Graham O'Sullivan Architect MRAl

Date: 12th January 2026

Signed:  Audit Team Leader

Date 12/01/2026

Signed:  Employer
(Robert Keran – Employer's Agent)

Date: 12th January 2026