

**22111-03-005**

**PROPOSED RESIDENTIAL  
DEVELOPMENT,  
MAYESTON S179A,  
POPPINTREE, DUBLIN 11**

**ROAD SAFETY AUDIT STAGE 1/2**

**October 2023**

**ROADPLAN**

CONSULTING

7, Ormonde Road  
Kilkenny  
R95 N4FE

Tel: 056 7795800  
info@roadplan.ie

## 1 INTRODUCTION

- 1.1 This report describes a Stage 1/2 Road Safety Audit carried out at Mayeston, Poppintree, Dublin 11. Roadplan Consulting has been commissioned by O'Briain Beary Architects (OBBA) on behalf of the Fingal County Council to prepare a Stage 1/2 Road Safety Audit report. The audit was carried out on 5<sup>th</sup> 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
  - Harry Cullen, BE CEng MIEI  
Auditor Number HC1333178
- 1.3 Both audit team members visited the site on the 17<sup>th</sup> August 2022. The audit comprised an examination of the drawings relating to the scheme supplied by O'Briain Beary Architects and an examination of the site.
- 1.4 This residential development comprises the construction of a number of apartment blocks with associated car parking.
- 1.5 The site is located close to the M50 motorway and accessed off the R104 and Mayeston Rise. See *Figure 1.1 Site Map* below. The site is bounded on the south and east by existing developments, on the west by a large green area, and on the north by the M50 motorway.

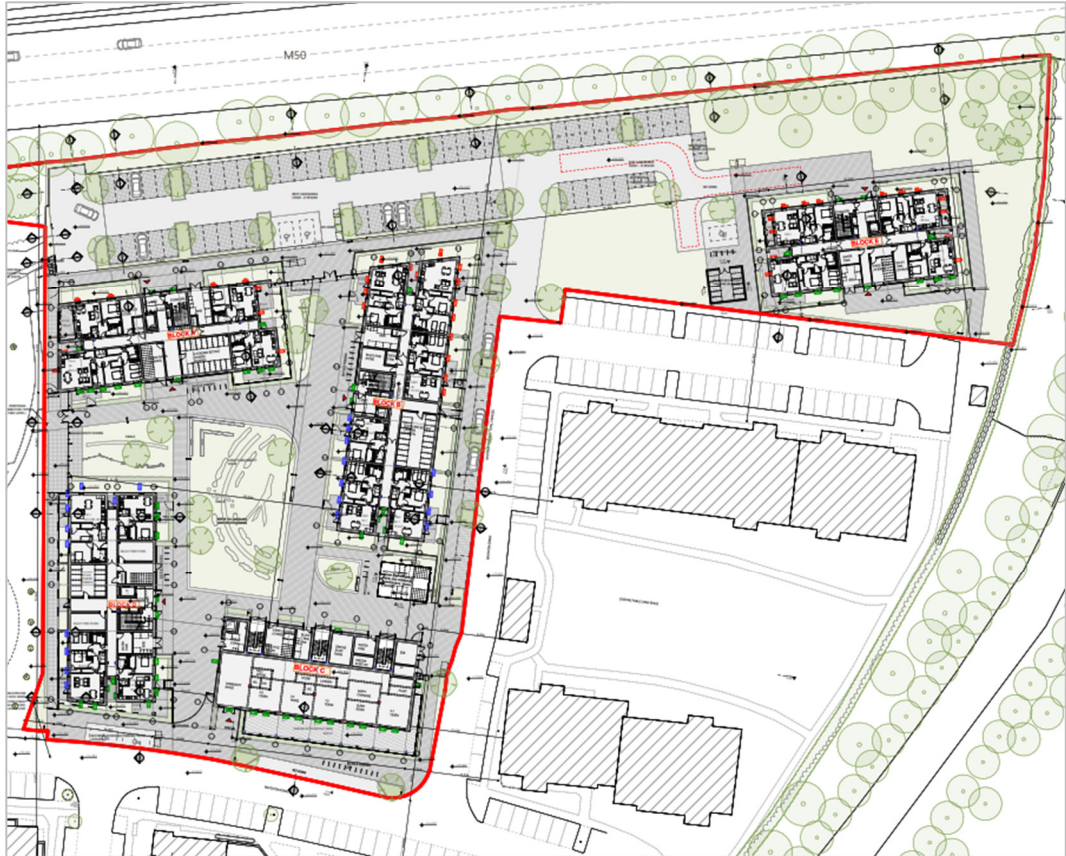


**Figure 1.1** Site Map

- 1.6 The proposed development relates to a site of c.1.35ha located within existing residential development referred to as Mayeston, Poppintree, Dublin 11. The proposed development is located north of the R104 St Margaret's Road and is bound by the M50 motorway to the north, Mayeston Green and Silloge Green to the east, Mayeston Downs to the south, and to

the west by public open space. The proposed development is accessed off the R104 and Mayeston Rise.

- 1.7 The Site Location map in *Figure 1.2* below shows the development site.



**Figure 1.2** Site Location Map

- 1.8 The apartment blocks consist of 39 - 1 Bed units, 68 - 2 Bed units and 12 - 3 Bed units, 119 units in total.
- 1.9 73 car parking spaces are being provided within the site.
- 1.10 Parking for 358 bicycles is being provided on site, with a spread of internal and external parking locations throughout the development.
- 1.11 Bus stops on the R104 nearby are serviced by the Dublin Bus No. 140. The M50 motorway nearby is accessed either from the Ballymun or the Finglas junctions, each approx.1km from the development.
- 1.12 The speed limit on the R104 at the entrance to the site is 50km/h. Many of the side roads have a 30km/h limit, but no 30km/h sign is visible on the entrance road (Mayeston Rise) to this development.
- 1.13 This Stage 1/2 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. In that TII Standard a Road Safety Audit is defined as an:

*“.. evaluation of a road scheme during design, construction and early operation, to identify potential safety hazards which may affect any type of road user, and to suggest measures to eliminate or mitigate those problems.”*

This audit is a design-stage audit. The audit extents included the proposed roads infrastructure contained within the red-line boundary of the site.

- 1.14 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.
- 1.15 Appendix A contains copies of the audited drawings.

## 2 STAGE 1 / 2 AUDIT

### 2.1 Problem

A set-down area is proposed on Mayeston Downs adjacent to the junction with Mayeston Green. Vehicles parked / stopped in this area may restrict visibility splays at this junction. A lack of adequate visibility splays may contribute to a turning collision at this location.



**Figure 2.1** Visibility splays at junction

### Recommendation

Ensure that adequate visibility splays are provided at the junction of Mayeston Green with Mayeston Downs.

### 2.2 Problem

This site is on the opposite side of the road to existing developments (Mayeston Green and Mayeston Downs). This is likely to generate trips by vulnerable road users across the existing roads.

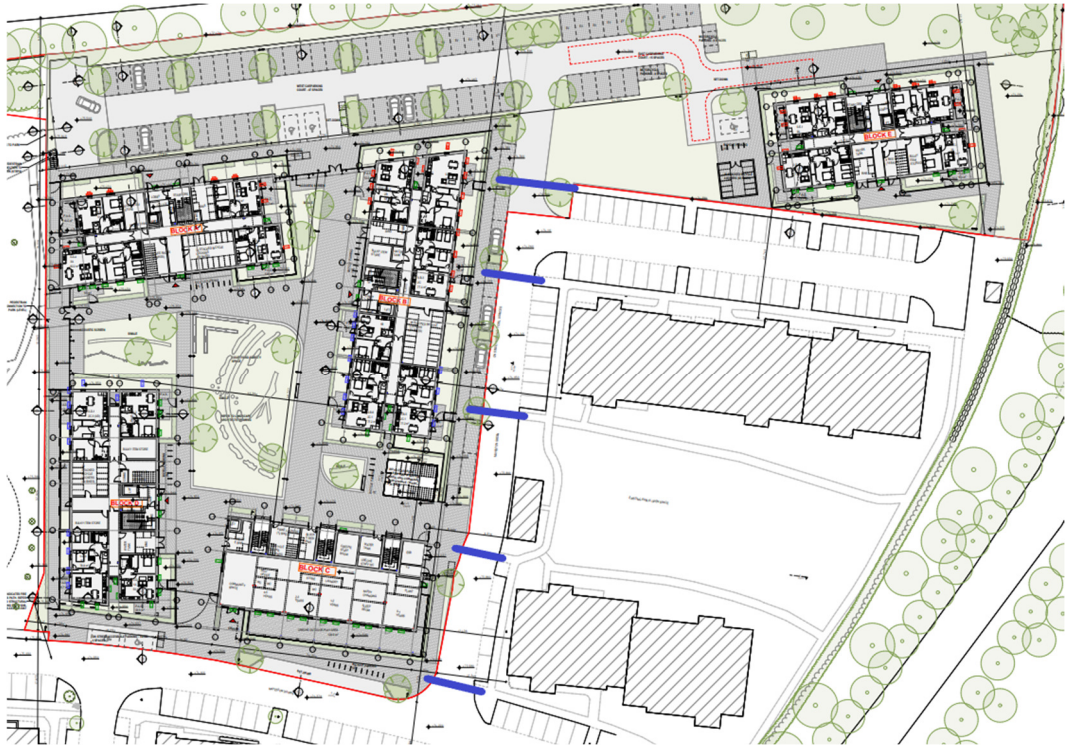
However, there appears to be no dedicated pedestrian crossing facilities with dropped kerbs and tactile paving shown on the drawings to cater for vulnerable road users.

Residents wishing to access the creche or cross to the buildings on the east will have to walk through dedicated car parking with no pedestrian facilities shown on the drawings.

There is also no crossing facility provided at the junction of Mayeston Green with Mayeston Downs.

This could lead to risk taking by vulnerable road users, problems for wheelchair users, and potential collisions with vehicles leading to injuries.





**Figure 2.2** No pedestrian crossing facilities shown

### **Recommendation**

Ensure that tactile paving and dropped kerbs are provided at all footpath/cycleway crossing points throughout the development and ensure that continuity of footpaths is preserved so that residents do not have to walk through parked cars to cross the roadways.

### **2.3 Problem**

Priority at some of the internal junctions may be unclear due to a lack of adequate signage and road markings. A lack of clear priority may lead to driver confusion which may contribute to a collision at the junction.

### **Recommendation**

Provide measures to ensure clear priority at all internal junctions.

### 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

Date ..... 9<sup>th</sup> October 2023.....

Signed.......... Harry Cullen

Date ..... 9<sup>th</sup> October 2023.....

## APPENDIX A

### List of Drawings Examined

The following drawings have been provided electronically in PDF format by O'Briain Beary Architects:

Drawing Number	Drawing title
P1010	Ground Floor Plan



M50



..... DOTTED LINE INDICATES FIRE TENDER ACCESS PATH. REFER TO CIVIL AND STRUCTURAL ENGINEERS DRAWING REF: 21386-D0W-03-04-04-001

REVISION / NOTE	DATE
CLIENT: FINGAL COUNTY COUNCIL	
PROJECT: MAYESTON, POPPINTREE	
DRAWING: GROUND FLOOR PLAN	
DATE: 07/09/2023	SCALE: AD # 1:200
JOB NO: 2117 MAY	DRAWING NO: P1010
<small>O'Brien Beary Architects          C1 The Shellocks Foley Street Dublin 1          t: +353 1 855 0060          info@obrianbeary.ie www.obrianbeary.ie</small>	



# SAFETY AUDIT FEEDBACK FORM

Scheme: Proposed Residential Development at Mayeston, Poppintree, Co Dublin

Document Number: 22111-03-005

Audit Stage: Stage 1/2 RSA


Date Audit Completed: 9<sup>th</sup> 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	Adequate visibility splays will be provided.	Y
2.2	Y	Y	Dropped kerbs and tactile paving will be provided at crossing points within red line area. Areas outside of red line are outside area of control and in separate ownership.	Y
2.3	Y	Y	Signage and road markings will make priority clear.	Y

Safety Audit Signed off  Design Team Leader

Print Name .....

Date 12/10/2023

Safety Audit Signed off  Employer

Print Name Patrick Conway .....

Date 13/10/2023

Safety Audit Signed off  Audit Team Leader

Print Name **GEORGE FRISBY** .....

Date 13/10/2023

Please complete and return to:

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