

Title: **QUALITY AUDIT (Stage 1&2)  
INCLUDING ROAD SAFETY AUDIT  
For;  
Glenageary Gate LRD**

Client: **AECOM**

Date: **April 2023**

Report reference: **1130R02**

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## 1.0 Introduction

This report was prepared in response to a request from Mr. Marc O'Dowd, AECOM, for a Stage 1&2 Quality Audit of a proposed large residential development (LRD) at Glenageary Co. Dublin.

The Quality Audit has been carried out in accordance with the guidance in the Design Manual for Urban Roads and Streets (DMURS), produced by Department of Transport Tourism and Sport in March 2013 and as updated in June 2019.

This portion of the Quality Audit is a Stage 1&2 audit and includes a Stage 1&2 road safety audit (in accordance with TII Publication GE-DTY-01024, dated December 2017), an access audit, a walking audit and a cycling audit. (i.e. aspects of a quality Audit carried out independent of the Design Team and generally included as appendices to the overall Audit)

The Road Safety and Quality Audit Team comprised of;

Team Leader: **Norman Bruton**, BE CEng FIEI, Cert Comp RSA.

Team Member: **Owen O'Reilly** B.SC. Eng Dip Struct. Eng NCEA Civil Dip Civil.Eng CEng MIEI

This portion of the Quality Audit involved the examination of drawings and other material and a site visit by the Audit Team, together on the 23<sup>rd</sup> of July 2021 with a follow up visit on the 6<sup>th</sup> of April 2023.. The weather at the time of the site visit was dry and the road surface was dry.

The problems raised in this Quality Audit may belong to more than one of the categories of Audit named above. A table has been provided at the start of Section 3 of this report detailing which category of audit each problem is associated with.

Recommendations have been provided to help improve the quality of the design with regard to the areas described above. A feedback form has also been provided for the designer to complete indicating whether or not he/she will accept those recommendations or provide alternative recommendations for implementation.

The information supplied to the Audit Team is listed in **Appendix A**.

The feedback form is contained in **Appendix B**.

A plan drawing showing the problem locations is contained in **Appendix C**.

## 2.0 Background

It is proposed to construct a LRD on a site located at the junction of Sallynoggin Road Lower and Glenageary Avenue in Glenageary, Co. Dublin.

The development would consist of 138 apartments with a creche, restaurant and retail units.

Vehicular access would be provided off Glenageary Avenue.

To the west of the site is a Lidl supermarket and to the South is a post office.

Glenageary Avenue is a cul-de-sac with a footpath on the western side and a cycle track on the eastern side which is actually a segregated cycle track of the R118. The speed limit is 30km/hr.

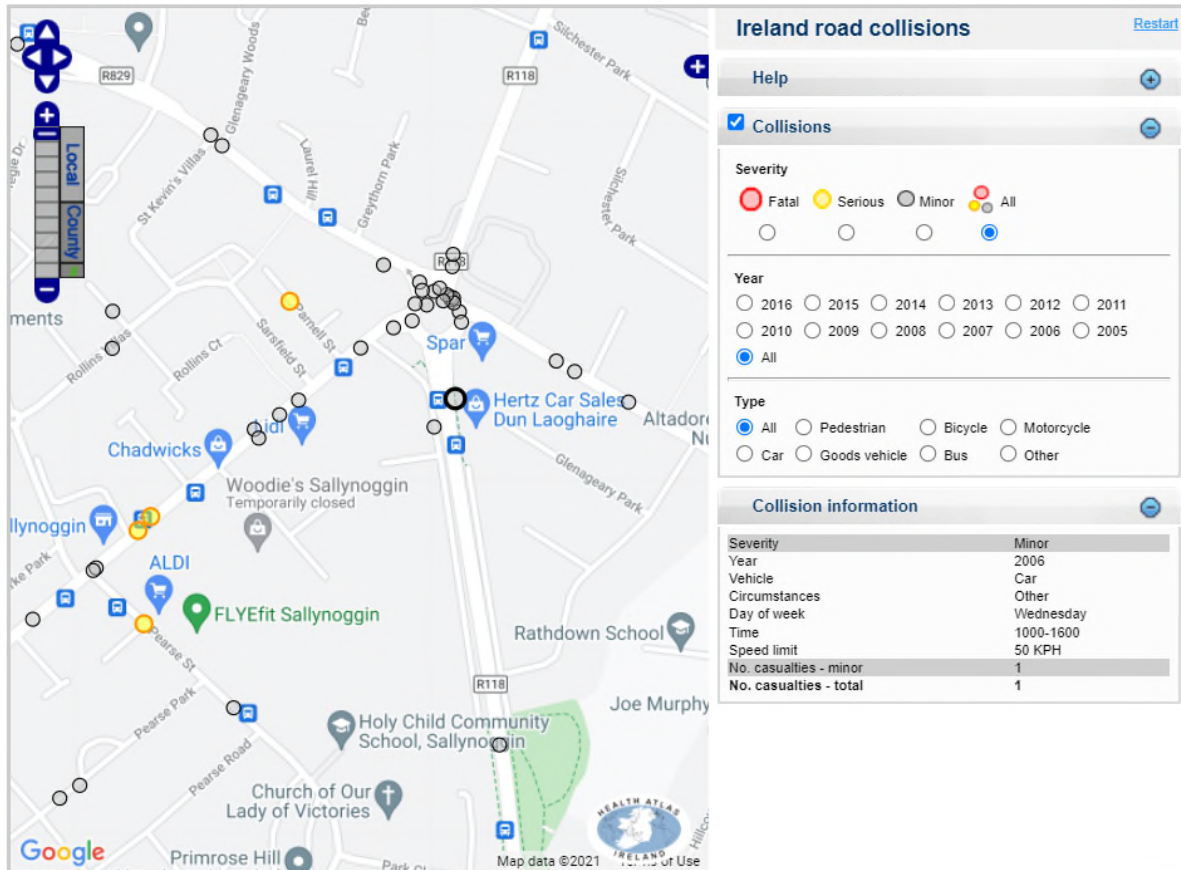
Sallynoggin Road has footpaths on both sides and is a bus route. The speed limit on Sallynoggin Road is 50km/hr. the R118 (Sally Glen Road) is also a bus route.

The site location map is shown below.



Site Location Map (image courtesy of Openstreetmaps.org)

The Road Safety Authority's website shows that in the 12-year period 2005 to 2016 that there were a number of minor injury collisions recorded along Sallynoggin Road and at the roundabout.



## 3.0 Main Report

Summary Table of Problem Categories

Problem Reference	Access Audit	Walking Audit	Cycling Audit	Road Safety Audit	Quality Audit
3.1		✓	✓	✓	✓
3.2	✓				✓
3.3	✓				✓
3.4	✓	✓			✓
3.5				✓	✓
3.6				✓	✓
3.7	✓	✓			✓
3.8	✓	✓			✓
3.9				✓	✓
3.10		✓		✓	✓
3.11	✓		✓		✓

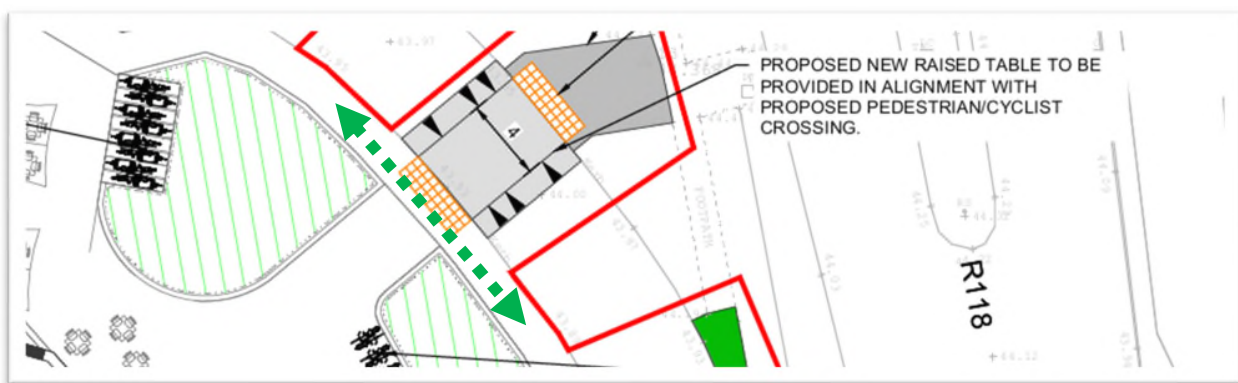
### 3.1 Problem

#### LOCATION

Drawing 60690914-ACM-00-00-DR-CE-10-0001 Rev 1, Glenageary Avenue ped/cyclist crossing.

#### PROBLEM

It is proposed to provide a 4m wide pedestrian/cyclists crossing of Glenageary Avenue. The facility joins with the pedestrian footpath only on the western side of Glenageary Avenue. Pedestrians on this footpath may not anticipate cyclists sharing this space, especially if they are blind or partially sighted. This could lead to collisions between pedestrians and cyclists.



#### RECOMMENDATION

It is recommended that warning tactile paving (ladder) and signage be provided in advance of the shared use crossing.

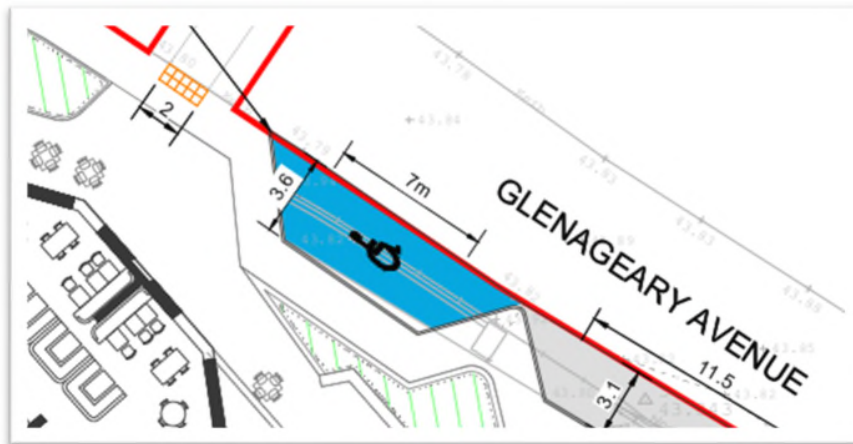
### 3.2 Problem

#### LOCATION

Drawing 60690914-ACM-00-00-DR-CE-10-0001 Rev 1, Glenageary Avenue, Disabled Parking Space.

#### PROBLEM

It is proposed to provide a disabled parking space on Glenageary Avenue. It is unclear if a dropped kerb is to be provided to allow users of this space gain entry to the footpath without having to travel along the carriageway to the nearby uncontrolled crossing.



#### RECOMMENDATION

It is recommended that a dropped kerb be provided to facilitate access to the footpath within the parking space.

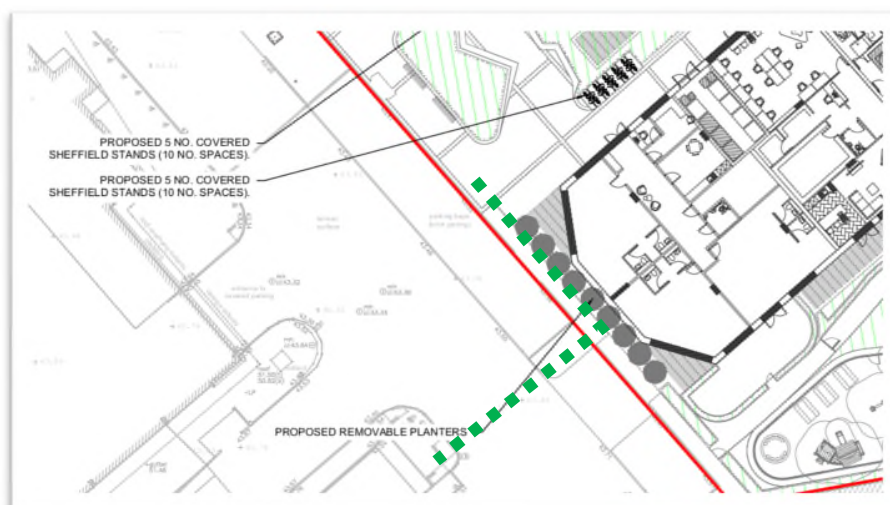
### 3.3 Problem

#### LOCATION

Drawing 60690914-ACM-00-00-DR-CE-10-0001 Rev 1, Lidl.

#### PROBLEM

There will be a pedestrian desire line from the proposed Development to Lidl. It is unclear if this desire line is being accommodated with a path for pedestrians.







#### RECOMMENDATION

It is recommended that the desire line be accommodated with a clear route for pedestrians without steps or trip hazards.

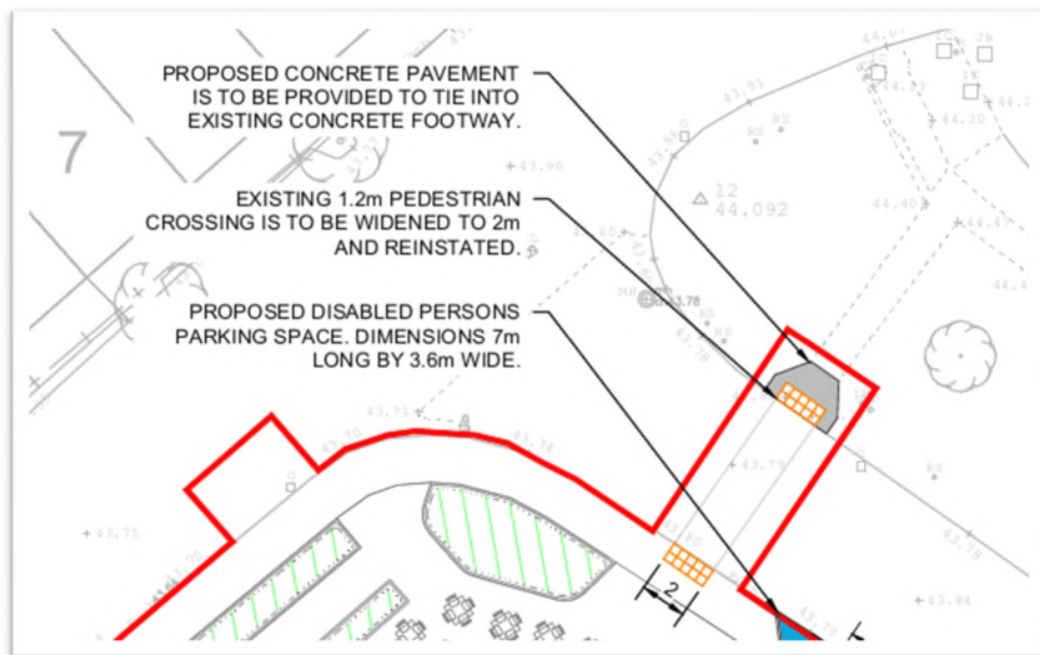
### 3.4 Problem

#### LOCATION

Drawing 60690914-ACM-00-00-DR-CE-10-0001 Rev 1, Glenageary Avenue, uncontrolled pedestrian crossing.

#### PROBLEM

It is proposed to provide an uncontrolled pedestrian crossing on Glenageary Avenue. The start of the crossing on the island side towards Glenageary Roundabout forms an in-line crossing. The tactile paving of two slabs deep may not be enough to be adequately detected by some blind or partially sighted pedestrians which could result in those vulnerable road users stepping into the carriageway leading to possible collisions.



#### RECOMMENDATION

It is recommended that suitable depth tactile paving be provided at the in-line crossing.

### 3.5 Problem

#### LOCATION

Drawing 60690914-ACM-00-00-DR-CE-10-0001 Rev 1, Glenageary Avenue, parking.

#### PROBLEM

It was observed during the site visit that on-street parking occurs at the post office by both post office vans and members of the public. This could lead to blocking of visibility to the right for drivers exiting the basement car park leading to side-impact or rear-end collisions. Some parking was taking place where there are double yellow lines.



#### RECOMMENDATION

Provide suitable measures to prohibit parking within the visibility splay.

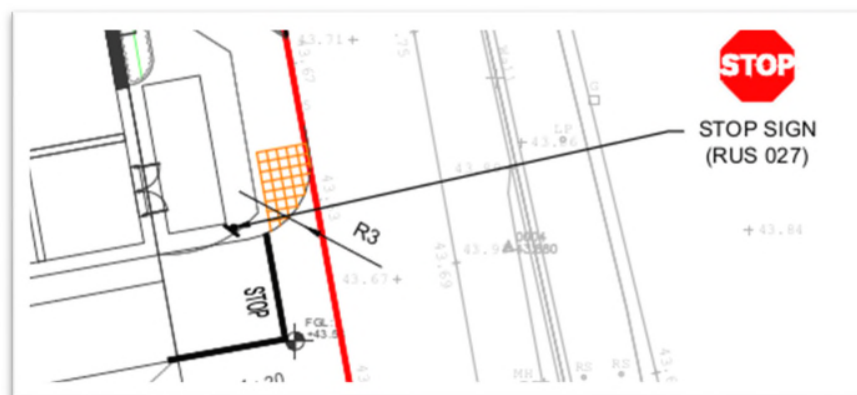
### 3.6 Problem

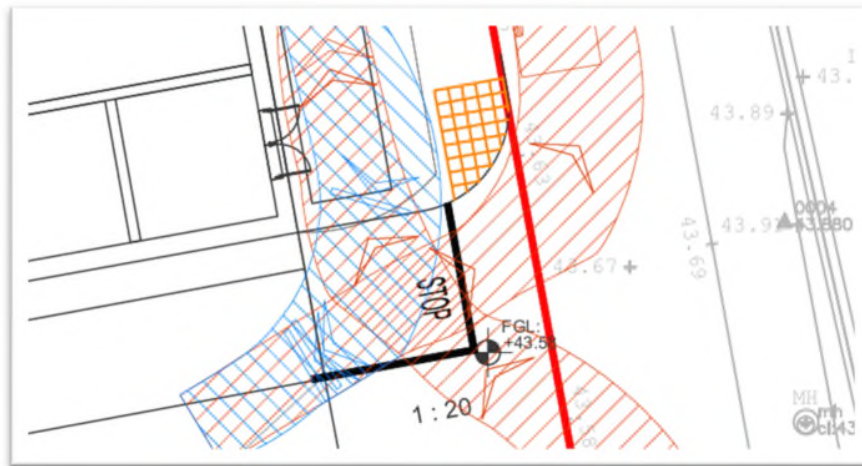
#### LOCATION

Drawing 60690914-ACM-00-00-DR-CE-10-0001 Rev 1, Basement access, Stop Sign.

#### PROBLEM

The stop sign at the top of the basement ramp will be in the swept path for the ESB maintenance vehicle. This could lead to damage of the sign pole and drivers subsequently not being warned of the need to stop.





#### RECOMMENDATION

Relocate the stop sign to a suitable position where it will not be a hazard for pedestrians.

### 3.7 Problem

#### LOCATION

Drawing 60690914-ACM-00-00-DR-CE-10-0001 Rev 1, Bins Pick Up/Drop off.

#### PROBLEM

The proposed bin pick up/drop off location appears to block access to the pedestrian route through the development from Glenageary Avenue.



#### RECOMMENDATION

Access should be allowed for pedestrians at all times.

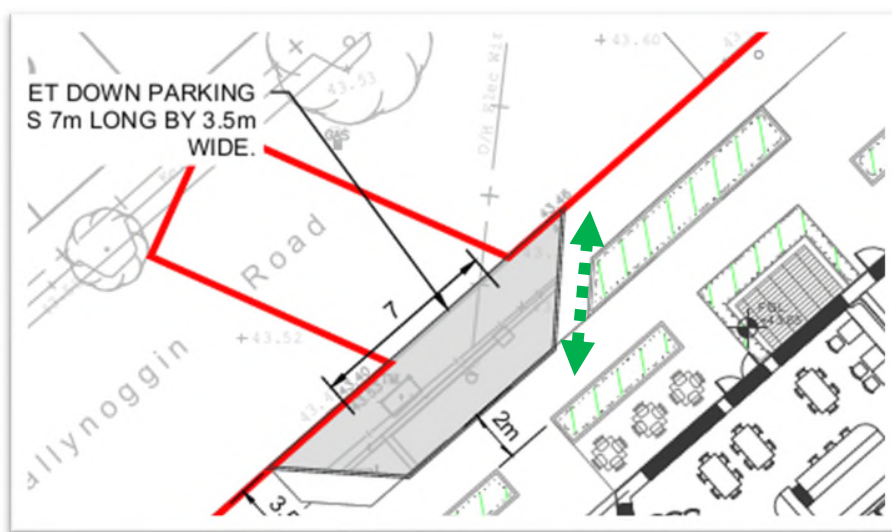
### 3.8 Problem

#### LOCATION

Drawing 60690914-ACM-00-00-DR-CE-10-0001 Rev 1, Set Down Parking Sallynoggin Road.

#### PROBLEM

A set down parking space is proposed on Sallynoggin Road. The footpath at the rear of the parking space taper is relatively narrow and may not be sufficient for pedestrians to pass. Blind or partially sighted pedestrians may use the kerb edge to negotiate along Sallynoggin Road and not the area to the rear of the landscaped areas.



#### RECOMMENDATION

Ensure sufficient footpath space is provided.

### 3.9 Problem

#### LOCATION

Drawing 60690914-ACM-00-00-DR-CE-10-0002 Rev 1, Basement.

#### PROBLEM

There is a structural column at the edge of the exit lane that may be struck if not seen by drivers as it is isolated and may blend in with the walls.



#### RECOMMENDATION

It is recommended that the column be protected and/or highlighted or relocated.

### 3.10 Problem

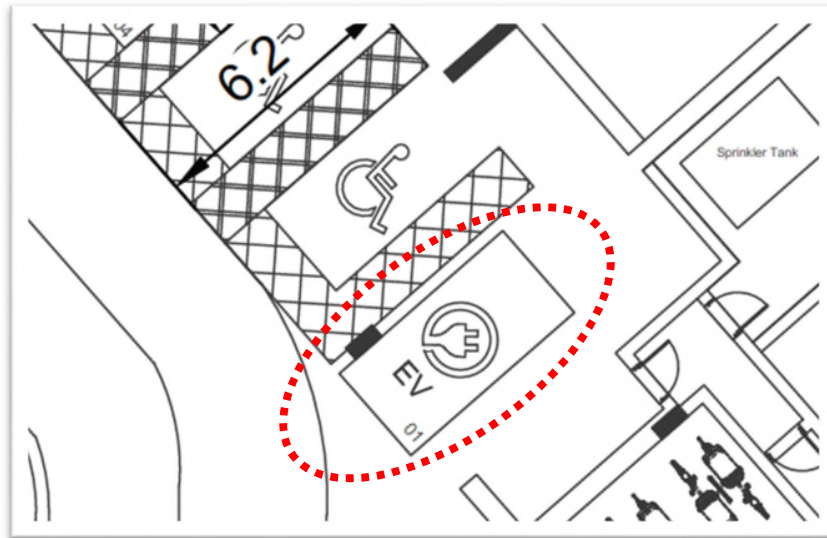
#### LOCATION

Drawing 60690914-ACM-00-00-DR-CE-10-0002 Rev 1, Basement.

#### PROBLEM

It is unclear where the charging unit will be located for the single EV charging space adjacent to the sprinkler tank. Loose cables could lead to trips and falls if on the path of pedestrians.





#### RECOMMENDATION

It is recommended that the column be protected and/or highlighted or relocated.

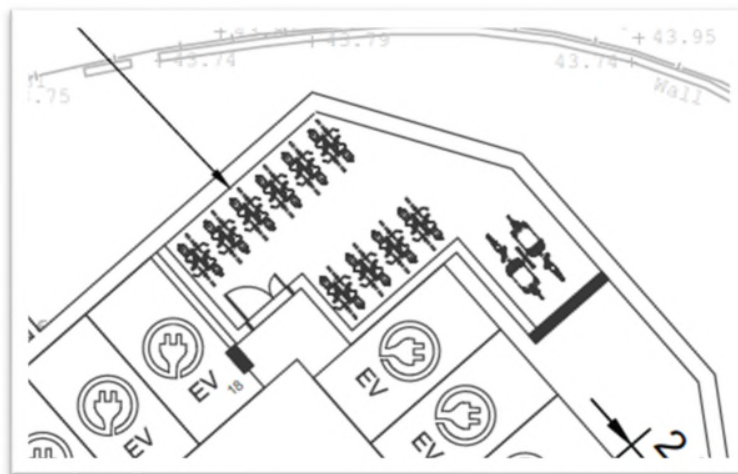
### 3.11 Problem

#### LOCATION

Drawing 60690914-ACM-00-00-DR-CE-10-0002 Rev 1, Basement.

#### PROBLEM

It is unclear if the long stay cargo bikes can get out of the bike store if other spaces are occupied and the doors are opened.



#### RECOMMENDATION

Ensure sufficient space is provided for the cargo bikes to get into and out of the storage area.

## 4.0 Observations

### 4.1 Observation


Drainage, public lighting and cross section information was not provided to the Audit Team.

## 5.0 Quality Audit Statement

This quality Audit has been carried out in accordance with the guidance given in DMURS and takes into consideration the principles approaches and standards of that Manual.

The quality audit has been carried out by the persons named below who have not been involved in any design work on this scheme as a member of the Design Team.

Norman Bruton

Signed: 

(Quality Audit Team Leader) Dated: 12-4-2023

Owen O'Reilly

Signed: 

(Quality Audit Team Member) Dated: 12-4-2023



## Appendix A

### List of Material Supplied for this Quality Audit;

- Drawing 60690914-ACM-00-00-DR-CE-10-0103- Proposed Autotrack Analysis Sheet 2
- Drawing -ACM-00-00-DR-CE-10-0001- Proposed General Arrangement
- Drawing 60690914-ACM-00-00-DR-CE-10-0002- Proposed Basement Layout
- Drawing 60690914-ACM-00-00-DR-CE-10-0003- Proposed Basement Autotrack Analysis Layout
- Drawing -ACM-00-00-DR-CE-10-0101- Proposed Visibility Splay
- Drawing-ACM-00-00-DR-CE-10-0102- Proposed Autotrack Analysis Sheet 1

## Appendix B

### Feedback Form

**QUALITY AUDIT FORM – FEEDBACK ON QUALITY AUDIT REPORT**

Scheme: Glenageary LRD

Quality Audit- Stage 1&amp;2


Date Audit (site visit) Completed 23-7-2021, 6-4-2023

Paragraph No. in Quality Audit Report	Problem accepted (yes/no)	Recommended measure accepted (yes/no)	Alternative measures (describe)	Alternative measures accepted by Auditors (Yes/No)
3.1	Yes	Yes	N.A.	
3.2	Yes	Yes	N.A.	
3.3	Yes	Yes	There will be a 1.3m wide new footway provided at the rear of the existing car parking spaces, to facilitate the desire line from the existing zebra crossing to the proposed development.	Yes
3.4	Yes	Yes	As suggested, the tactile paving has been increased from 800mm (2 No. tactiles) deep to 1.2m (3 No. tactiles) deep.	Yes
3.5	Yes	Yes	New double yellow lines have been proposed on the nearside road carriageway from the proposed basement entrance to the existing An Post site entrance.	Yes
3.6	Yes	Yes	N.A.	
3.7	No	Yes	The proposed rear garden will only be accessible by residents and not the public.  The proposed residential bin pick-up/drop-off point is only expected to be used as short-term bin storage during bin collection times. During all other times, the bins will be stored in the respective long term bin stores located within the basement.	Yes
3.8	Yes	Yes	A minimum of 2m clear footpath will be provided at all sides of the proposed set-down parking bay.	Yes

3.9	Yes	Yes	Column to be highlighted	
3.10	Yes	Yes	EV charger will be positioned, where possible, in a location where cables will not impede pedestrian movements.	Yes
3.11	Yes	Yes	This will be reviewed, and sufficient space will be provided for cargo bikes to enter/exit.	Yes

Signed   
Audit Team Leader

Date ...12-4-2023.....

ODowd,  
Signed  Marc  
Design Team Leader

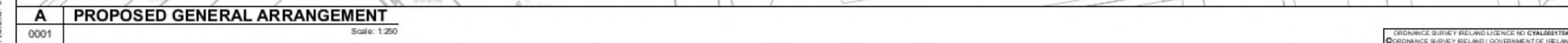
Digitally signed by ODowd, Marc  
DN: cn=ODowd, Marc, ou=IEDBL  
2, email=marc.odowd@aecom.  
com  
Date: 2023.04.12 09:02:26 +01'00

Date: 12/04/2023

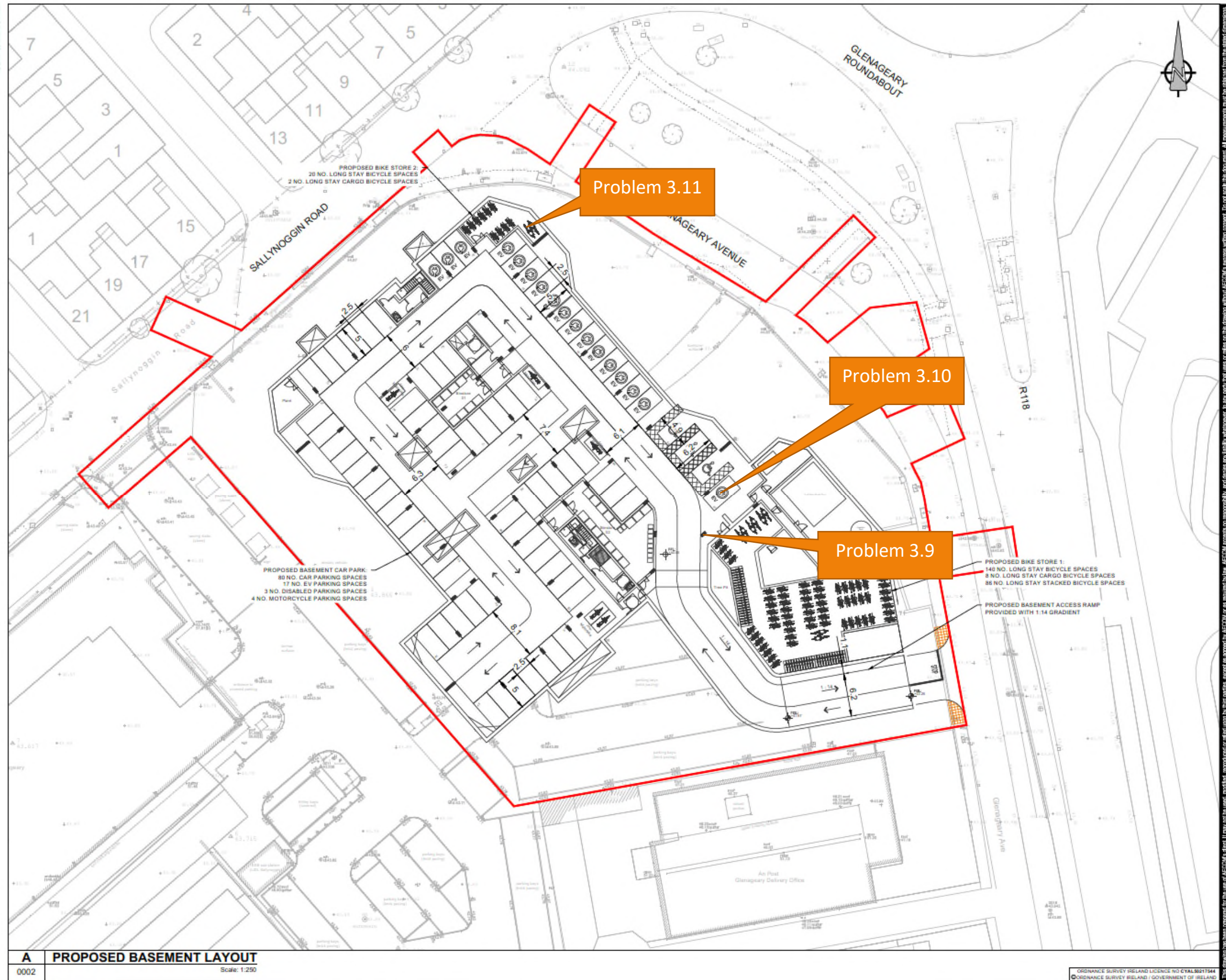
## Appendix C

### Problem Location Plan.









**AECOM**  
PROJECT  
GLENAGEARY GATE LRD, AT JUNCTION OF SALLYNOGGIN ROAD LOWER AND GLENAGEARY AVENUE, GLENAGEARY, CO.DUBLIN  
CLIENT  
RED ROCK GLENAGEARY LTD  
CONSULTANT  
AECOM  
4th Floor Adelphi Plaza,  
George's Street Upper,  
Dun Laoghaire,  
Co Dublin  
Tel:+353 (0)1 2383100  
Fax:+353(0)1 2383199  
www.aecom.com  
NOTES  
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTURAL AND ENGINEERING DRAWINGS. ANY DISCREPANCIES, ERRORS OR OMISSIONS TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER.  
2. ALL DIMENSIONS TO BE CHECKED BY THE CONTRACTOR ON SITE PRIOR TO COMMENCEMENT OF WORKS.  
3. AECOM LIMITED TO BE INFORMED BY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORKS ON SITE.  
4. DIMENSIONS OF ALL BOUNDARIES AND ADJOINING ROADS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS.

**AECOM**  
**PLANNING**  
ISSUE/REVISION  

NO	DATE	DESCRIPTION
1	03/04/2023	ISSUE FOR QUALITY AUDIT
2	10/01/2023	ISSUED FOR LRD MEETING

  
PROJECT NUMBER  
60690914  
SHEET TITLE  
PROPOSED BASEMENT LAYOUT  
  
SHEET NUMBER  
60690914-ACM-01-00-DR-CE-10-0002